



THE ALON RESIDENCE

2256 DEODARA DR.
LOS ALTOS, CALIFORNIA

CONSULTANTS

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CIVIL DRAWING
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ZONING COMPLIANCE

	Existing	Proposed	Allowed/Required
LOT COVERAGE: <i>Land area covered by all structures that are over 6 feet in height</i>	1,832.16 square feet (16.1 %)	2,761.99 quare feet (24.2 %)	3412.5 square feet (30 %) TWO STORY
FLOOR AREA: <i>Measured to the outside surfaces of exterior walls</i>	1st Flr: 1709.16 sq ft 2nd Flr: 699 sq ft Total: 2,378.16 sq ft (20.9 %)	1st Flr: 2299.98 sq ft 2nd Flr: 1579.73 sq ft Total: 3,879.71 sq ft (34.1 %)	3887.5 square feet (34.1 %)
SETBACKS:			
Front	25'-3" feet	25'-0" feet	25 feet
Rear	53'-10" feet	25'-0" feet	25 feet
Right side (1 st /2 nd)	19'-7" feet/ 69'-8" feet	13'-3" feet/ 40'-8" feet	10 feet/ 17.5 feet
Left side (1 st /2 nd)	23'-7" feet/ 23'-7" feet	23'-7" feet/ 23'-7" feet	20 feet/ 17.5 feet
HEIGHT:	21'-4" feet (+/-)	24'-8" feet	27 feet

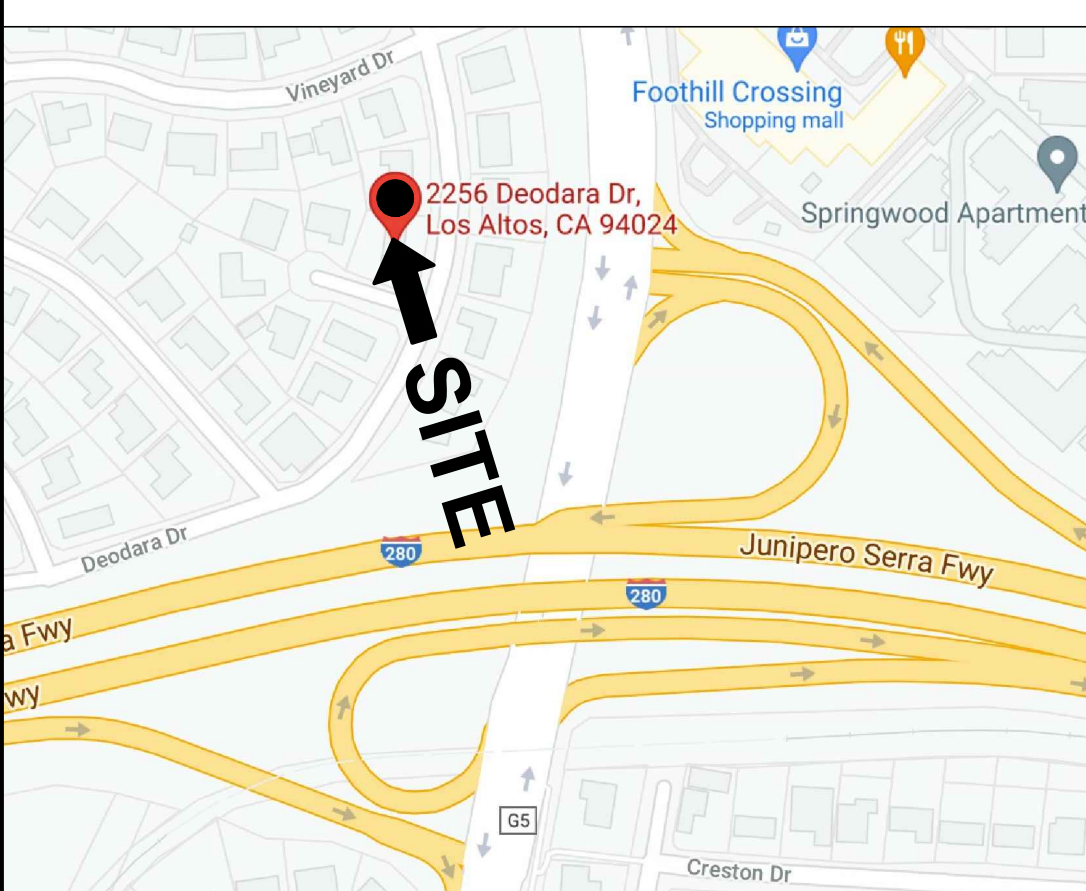
SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: <i>Includes habitable basement areas</i>	1,890.66 square feet	2,451.06 square feet	4,341.72 square feet
NON- HABITABLE AREA: <i>Does not include covered porches or open structures</i>	487.5 square feet GARAGE	0 square feet	487.5 square feet GARAGE

LOT CALCULATIONS

NET LOT AREA:	11375 square feet
FRONT YARD HARDSCAPE AREA: <i>Hardscape area in the front yard setback shall not exceed 50%</i>	1400 square feet (49 %)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed): 6053.5 sq ft Existing softscape (undisturbed) area: 5,321.5 sq ft New softscape (new or replaced landscaping) area: 0 sq ft <i>Sum of all three should equal the site's net lot area</i>

VICINITY MAP



BUILDING CODE DATA

OCCUPANCY:
R-3 / U
SINGLE FAMILY RESIDENCE
WITH ATTACHED GARAGE.
CONSTRUCTION TYPE: V-B
FIRE SPRINKLER NO
BUILDING CODE:
ALL APPLICABLE CURRENT CODES
TO THE COUNTY OF SANTA CLARA
AND THE STATE OF CALIFORNIA
2019 CALIFORNIA BLD'G CODE (CBC)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA GREEN BUILDING CODE (CALGREEN)
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA ENERGY CODE

PROJECT DESCRIPTION

ADDITION AND REMODEL TO EXISTING TWO STORY RESIDENCE
PROJECT ADDRESS: 2256 DEODARA DR.
LOS ALTOS, CA
ZONING DISTRICT: RI-10

TABULATION

F.A.R

THE MAXIMUM FLOOR AREA IS 3,850 SQUARE FEET PLUS 10% OF THE REMAINING LOT AREA.
LOT AREA = 11375
11375 - 11000 = 375
F.A.R = 3850 + 37.5 =3887.5 SQ. FT.

LOT COVERAGE

11375 X 30% = 3412.5

SHEET INDEX.

A-00 COVER SHEET/ PLANNING DATA
CB-10 BLUEPRINT FOR CLEAN BAY
CG-1 CALGreen MANDATORY CHECKLIST

ARCHITECTURAL

A-10 EXISTING SITE PLAN
A-11 PROPOSED SITE PLAN
A-12 EXISTING AREA CALCULATION DIAGRAM
A-13 PROPOSED AREA CALCULATION DIAGRAM
NC-10 NEIGHBORHOOD COMPATIBILITY WORKSHEET
NC-11 NEIGHBORHOOD COMPATIBILITY WORKSHEET
A-20 EXISTING FIRST FLOOR PLAN / DEMO PLAN
A-21 EXISTING SECOND FLOOR PLAN / DEMO PLAN
A-22 PROPOSED FIRST FLOOR PLAN
A-23 PROPOSED SECOND FLOOR PLAN
A-30 EXISTING ROOF PLAN / DEMO PLAN
A-31 PROPOSED ROOF PLAN
A-40 EXISTING & PROPOSED FRONT ELEVATION
A-41 EXISTING & PROPOSED RIGHT SIDE ELEVATION
A-42 EXISTING & PROPOSED REAR ELEVATION
A-43 EXISTING & PROPOSED LEFT SIDE ELEVATION

CIVIL

C-1 EXISTING AND DEMOLITION
C-2 GRADING AND DRAINAGE PLAN

No. Date Description

△ _____
△ _____
△ _____

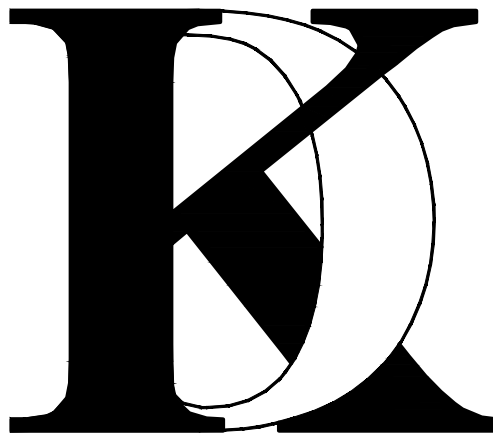
THE USE OF THESE PLANS AND SPECIFICATION SHALL BE RESTRICTED TO THE SPECIFIC SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF SHALL BE EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH KHADIV-DESIGN. WITHOUT PREJUDICE VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL INSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTIONS.

Client :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

Project :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA



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KHADIV-DESIGN

Date: 12-07-20
Scale: N.T.S
Drawn By : FK

Job No: 2020.11

Signature :

Sheet Title :

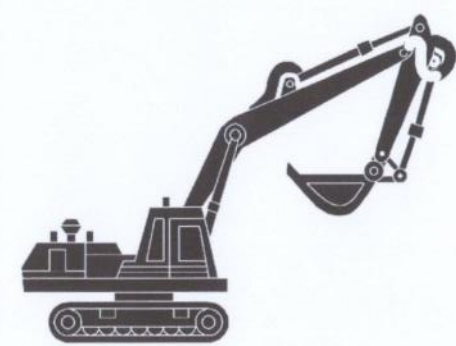
COVER SHEET
PLANNING DATA

Sheet No. :

A-0.0

Heavy Equipment Operation

Best Management Practices for the Construction Industry



Best Management Practices for the

- Vehicle and equipment operators
- Site supervisors
- General contractors
- Home builders
- Developers

Doing the Job Right

Site Planning and Preventive Vehicle Maintenance

- Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site where cleanup is easier.
- If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and properly dispose as hazardous waste (recycle whenever possible).
- Do not use diesel oil to lubricate equipment parts, or clean equipment. Use only water for any onsite cleaning.
- Cover exposed fifth wheel hitches and other oily or greasy equipment during rain events.

Storm Water Pollution from Heavy Equipment on Construction Sites

Poorly maintained vehicles and heavy equipment that leak fuel, oil, antifreeze or other fluids on the construction site are common sources of storm drain pollution. Prevent spills and leaks by spilling equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible.

Spill Cleanup

- Clean up spills immediately when they happen.
- Never hose down "dirty" pavement or impermeable surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags) whenever possible and properly dispose of absorbent materials.
- Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- Use as little water as possible for dust control. Ensure water used doesn't leave silt or residue to storm drains, whenever possible.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills to the appropriate local spill response agencies immediately.
- If the spill poses a significant hazard to human health and safety, property or the environment, you must also report it to the State Office of Emergency Services.

Roadwork and Paving

Best Management Practices for the Construction Industry



Best Management Practices for the

- Road crews
- Driveways/sidewalk/parking lot construction crews
- Seal coat contractors
- Operators of grading equipment, paving machines, dump trucks, concrete mixers
- Construction inspectors
- General contractors
- Home builders
- Developers

Doing The Job Right

General Business Practices

- Develop and implement erosion/sediment control plans for roadwork embankments.
- Schedule excavation and grading work during dry weather.
- Check for and repair leaking equipment.
- Perform major equipment repairs at designated areas in your maintenance yard, where cleanup is easier. Avoid performing equipment repairs at construction sites.
- When refueling or when vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- Do not use diesel oil to lubricate equipment parts or clean equipment.
- Recycle used oil, concrete, broken asphalt, etc. whenever possible, or dispose of properly.

During Construction

- Avoid paving and seal coating in wet weather, or when rain is forecast, to prevent fresh materials from contacting stormwater runoff.
- Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- Protect drainage ways by using earth dikes, sand bags, or other controls to divert dirt and filler runoff.

Storm Drain Pollution from Roadwork

Road paving, surfacing, and pavement removal happen right in the heart of the storm drain network. Roadwork provides numerous opportunities for asphalt, saw-cut slurry, or excavated material to illegally enter storm drains. Extra planning is required to store and guard materials properly and guard against pollution of storm drains, creeks, and the Bay.

- Never wash excess material from exposed-aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.
- Cover stockpiles (asphalt, sand, etc.) and other construction materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or plastic sheets and berms.
- Park paving machines over drip pans or absorbent material (con, rags, etc.) to catch drips when not in use.
- Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags), or dig up, remove, and properly dispose of contaminated soil.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand.
- Avoid over-application by water trucks for dust control.

Asphalt/Concrete Removal

- Avoid creating excess dust when breaking asphalt or concrete.
- After breaking up old pavement, be sure to remove all chunks and pieces. Make sure broken pavement does not come in contact with rainfall or runoff.
- When making saw cuts, use as little water as possible. Shovel or vacuum saw-cut slurry and remove from the site. Cover or protect storm drain inlets during saw-cutting. Sweep up, and properly dispose of, all residues.
- Sweep, never hose down dust streets to clean up treated dirt. Use a street sweeper or vacuum truck. Do not dump vacuumed liquor in storm drains.

Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry



Best Management Practices for the

- Masons and bricklayers
- Sidewalk construction crews
- Patio construction workers
- Construction inspectors
- General contractors
- Home builders
- Developers
- Concrete delivery/pumping workers

Doing The Job Right

General Business Practices

- Wash out concrete mixers only in designated wash-out areas in your yard, away from storm drains and waterways, where the water will flow into a temporary waste pit in a dirt area. Let water percolate through soil and dispose of settled, hardened concrete as garbage. Whenever possible, recycle washout by pumping back into mixers for reuse.
- Wash out chutes onto dirt areas at site that do not flow to streets or drains.
- Always store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Protect dry materials from wind.
- Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from streets, gutters, storm drains, rainfall, and runoff.
- Do not use diesel fuel as a lubricant on concrete forms, tools, or trailers.

Storm Drain Pollution from Fresh Concrete and Mortar Applications

Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks can block storm drains, cause serious problems, and is prohibited by law.

During Construction

- Don't mix up more fresh concrete or cement than you will use in a two-hour period.
- Set up and operate small mixers on tarps or heavy plastic drop cloths.
- When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- Protect applications of fresh concrete and mortar from rainfall and runoff until the material has dried.
- Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area, (2) drain onto a bermed surface from which it can be pumped and disposed of properly, or (3) be vacuumed from a catchment created by blocking a storm drain inlet. If necessary, divert runoff with temporary berms. Make sure runoff does not reach gutters or storm drains.
- When breaking up pavement, be sure to pick up all the pieces and dispose of properly. Recycle large chunks of broken concrete at a landfill.
- Never bury waste material. Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- Never dispose of washout into the street, storm drains, drainage ditches, or streams.

Preventing Pollution: It's Up to Us

In the Santa Clara Valley, storm drains transport water directly to local creeks and San Francisco Bay without treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or bay lands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; sediment created by erosion; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.

Thirteen valley municipalities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm water pollution. TO comply with this program, contractors must comply with the practices described in this drawing sheet.

Spill Response Agencies

DIAL 9-1-1

State Office of Emergency Services Warning Center (24 hours): 800-852-7550

Santa Clara County Environmental Health Services: (408) 299-6930

Local Pollution Control Agencies

County of Santa Clara Pollution Prevention Program: (408) 441-1195

County of Santa Clara Integrated Waste Management Program: (408) 441-1198

County of Santa Clara District Attorney Environmental Crimes Hotline: (408) 299-TIPS

Santa Clara County Recycling Hotline: 1-800-533-8414

Santa Clara Valley Water District: (408) 265-2600

Santa Clara Valley Water District Pollution Hotline: 1-888-510-5151

Regional Water Quality Control Board San Francisco Bay Region: (510) 622-2300

Palo Alto Regional Water Quality Control Plant: (650) 329-2598
Serving East Palo Alto Sanitary District, Los Altos, Los Altos Hills, Mountain View, Palo Alto, Stanford

City of Los Altos

Building Department: (650) 947-2752
Engineering Department: (650) 947-2780

Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry



Best Management Practices for the

- Landscapers
- Gardeners
- Swimming pool/spa service and repair workers
- General contractors
- Home builders
- Developers
- Homeowners

Doing The Right Job

General Business Practices

- Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- Schedule grading and excavation projects during dry weather.
- Use temporary check dams or ditches to divert runoff away from storm drains.
- Protect storm drains with sandbags or other sediment controls.
- Re-vegetation is an excellent form of erosion control for any site.

Landscaping/Garden Maintenance

- Use pesticides sparingly, according to instructions on the label. Rinse empty containers, and use rinse water as product. Dispose of rinsed, empty containers in the trash. Dispose of unused pesticides as hazardous waste.
- Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.
- In communities with curbside pick-up of yard waste, place clippings and pruning waste at the curb in approved bags or containers. Or, take to a landfill that composts yard waste. No curbside pickup of yard waste is available for commercial properties.

Storm Drain Pollution From Landscaping and Swimming Pool Maintenance

Many landscaping activities expose soils and increase the likelihood that earth and garden chemicals will run off into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algaecides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

- Do not blow or rake leaves, etc. into the street, or place yard waste in gutters or on dirt shoulders, unless you are piling them for recycling (allowed by San Jose and unincorporated County only). Sweep up any leaves, litter or residue in gutters or on street.
- In San Jose, leave yard waste for curbside recycling pickup in piles in the street, 18 inches from the curb and completely out of the flow line to any storm drain.

Pool/Fountain/Spa Maintenance

Draining Pools Or Spas

- When it's time to drain a pool, spa, or fountain, please be sure to call your local wastewater treatment plant before you start for further guidance on flow rate restrictions, backflow prevention, and handling special cleaning waste (such as acid wash). Discharge flows shall not exceed 120 gallons per minute.
- Never discharge pool or spa water to a street or storm drain; discharge to a sanitary sewer cleanout.
- If possible, when emptying a pool or spa, let chlorine dissipate for a few days and then recirculate water by draining it gradually onto a landscaped area.
- Do not use copper-based algaecides. Control algae with chlorine or other alternatives such as sodium bromide.

Filter Cleaning

- Never clean a filter in the street or near a storm drain. Rinse cartridge and diatomaceous earth filters onto a dirt area, and space filter residue into soil. Dispose of spent diatomaceous earth in the garbage.
- If there is no suitable dirt area, call your local wastewater treatment plant for instructions on discharging filter backwash or rinse water to the sanitary sewer.

Painting and Application of Solvents and Adhesives

Best Management Practices for the Construction Industry



Best Management Practices for the

- Homeowners
- Painters
- Paperhangers
- Plasterers
- Graphic artists
- Dry wall crews
- Floor covering installers
- General contractors
- Home builders
- Developers

Doing The Job Right

Handling Paint Products

- Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues, and cleaning fluids are hazardous wastes and must be disposed of at a hazardous waste collection facility (contact your local stormwater program listed on the back of this brochure).
- When thoroughly dry, empty paint cans, used brushes, rags, and drop cloths may be disposed of as garbage in a sanitary landfill. Empty, dry paint cans also may be recycled as metal.
- Wash water from painted buildings constructed before 1978 can contain high amounts of lead. Even if paint chips are not present, before you begin stripping paint or cleaning pre-1978 buildings outdoors with water under high pressure, test paint for lead by taking paint scrapings to a local laboratory. See Yellow Pages for a state-certified laboratory.
- If there is loose paint on the building, or if the paint tests positive for lead, block storm drains. Check with the wastewater treatment plant to determine whether you may discharge water to the sanitary sewer, or if you must send it offsite for disposal as hazardous waste.

Storm Drain Pollution from Paints, Solvents, and Adhesives

All paints, solvents, and adhesives contain chemicals that are harmful to wildlife in local creeks, San Francisco Bay, and the Pacific Ocean. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. Paint material and wastes, adhesives and cleaning fluids should be recycled when possible, or disposed of properly to prevent these materials from flowing into storm drains and watercourses.

Painting Cleanup

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, French drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.

Paint Removal

- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury or tributyl tin must be disposed of as hazardous wastes. Lead based paint removal requires a state-certified contractor.

- When stripping or cleaning building exteriors with high-pressure water, block storm drains. Direct wash water onto a dirt area and spade into soil. Or, check with the local wastewater treatment authority to find out if you can collect (map or vacuum) building cleaning water and dispose to the sanitary sewer. Sampling of the water may be required to assist the wastewater treatment authority in making its decision.

Recycle/Reuse Leftover Paints Whenever Possible

- Recycle or donate excess water-based (latex) paint, or return to supplier.
- Reuse leftover oil-based paint. Dispose of non-recyclable thinners, sludge and unwanted paint, as hazardous waste.
- Unopened cans of paint may be able to be returned to the paint vendor. Check with the vendor regarding its "buy-back" policy.



Los Altos Municipal Code Requirements

Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges

- Unlawful discharges. It shall be unlawful to discharge any domestic waste or industrial waste into storm drains, gutters, creeks, or San Francisco Bay. Unlawful discharges to storm drains shall include, but not be limited to, discharge from toilets; sinks; industrial processes; cooling systems; boilers; fabric cleaning; equipment cleaning; vehicle cleaning; construction activities, including, but not limited to, painting, paving, concrete placement, saw cutting and grading; swimming pools; spas; and fountains, unless specifically permitted by a discharge permit or guidelines published by the superintendent.
- Threatened discharges. It shall be unlawful to cause hazardous materials, domestic waste, or industrial waste to be deposited in such a manner or location as to constitute a threatened discharge into storm drains, gutters, creeks or San Francisco Bay. A "threatened discharge" is a condition creating a substantial probability of harm, when the probability and potential extent of harm make it reasonably necessary to take immediate action to prevent, reduce or mitigate damages to persons, property or natural resources. Domestic or industrial wastes that are no longer contained in a pipe, tank or other container are considered to be threatened discharges unless they are actively being cleaned up.

Los Altos Municipal Code Section 10.08.430 Requirements for construction operations.

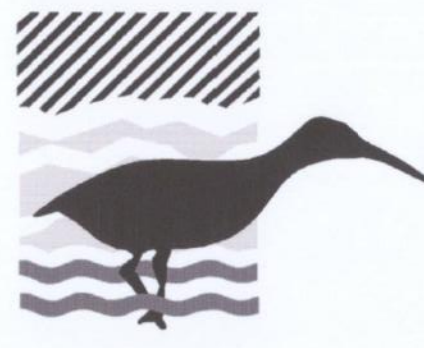
- A spill response plan for hazardous waste, hazardous materials and uncontained construction materials shall be prepared and available at the construction sites for all projects where the proposed construction site is equal to or greater than one acre of disturbed soil and for any other projects for which the city engineer determines it is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.
- A storm water pollution prevention plan shall be prepared and available at the construction sites for all projects greater than one acre of disturbed soil and for any other projects for which the city engineer determines that a storm water management plan is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.
- Prior approval shall be obtained from the city engineer or designee to discharge water pumped from construction sites to the storm drain. The city engineer or designee may require gravity settling and filtration upon a determination that either or both would improve the water quality of the discharge. Contaminated groundwater or water that exceeds state or federal requirements for discharge to navigable waters may not be discharged to the storm drain. Such water may be discharged to the sewer, provided that the requirements of Section 10.08.240 are met and the approval of the superintendent is obtained prior to discharge.
- No cleanup of construction debris from the streets shall result in the discharge of water to the storm drain system; nor shall any construction debris be deposited or allowed to be deposited in the storm drain system. (Prior code § 5-5.643)

Criminal and judicial penalties can be assessed for non-compliance.

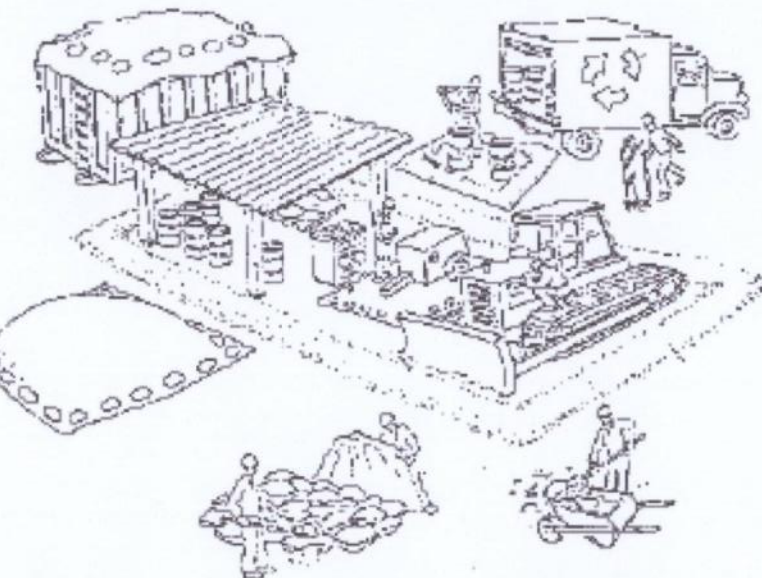
Blueprint for a Clean Bay

Remember: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. You may be held responsible for any environmental damage caused by your subcontractors or employees.

Best Management Practices for the Construction Industry



Santa Clara Urban Runoff Pollution Prevention Program



DESIGNED BY: LARRY LIND	APPROVED BY: 	CITY OF LOS ALTOS CITY ENGINEER	DATE: OCTOBER, 2003
DRAWN BY: VICTOR CHEN	48056 R.C.E.		SCALE: N.T.S.
CHECKED BY: JIM GUSTAFSON	SHEET	OF SHEETS	DRAWING NO:

No. Date Description

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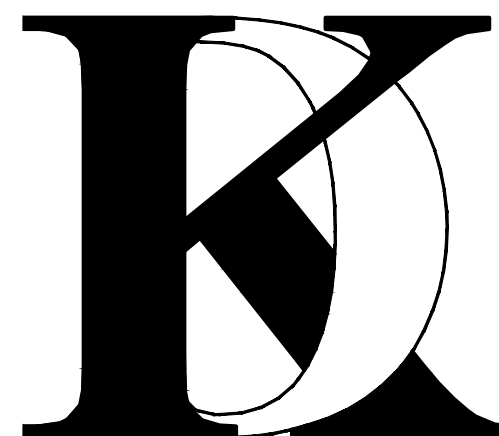
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Drawn By : FK

Job No: 2020.11

Signature :

Sheet Title :
BLUEPRINT
FOR
A CLEAN BAY

Sheet No. :

CB-1.0



2019 CALGREEN RESIDENTIAL CHECKLIST
MANDATORY ITEMS - Version 1.01.20
COMMUNITY DEVELOPMENT DEPARTMENT – BUILDING DIVISION
KIRK BALLARD, BUILDING OFFICIAL
ONE NORTH SAN ANTONIO ROAD • LOS ALTOS, CA 94022-3088
(650) 947-2752 • FAX/EMAIL- BUILDING@LOSALTOSCA.GOV • WWW.LOSALTOSCA.GOV

PURPOSE:

The 2019 CALGreen Code applies to all newly constructed hotels, motels, lodging houses, dwellings, dormitories, condominiums, shelters, congregate residences, employee housing, factory-built housing and other types of dwellings with sleeping accommodations and new accessory buildings associated with such uses. This section also applies to additions and alterations where there is an increase in conditioned space and specifies that these requirements only apply to the specific area of the addition or alteration. Existing site and landscaping improvements that are not otherwise disturbed are not subject to the requirements of CALGreen.

Project Name: ALON RESIDENCE

Project Address: 2256 DEODARA DR.

Project Description: ADDITION AND REMODEL TO EXISTING TWO STORY HOUSE

Instructions (for projects of 300 sq. ft. or more):

- The owner or owner's agent shall employ a licensed qualified green-point rater (www.builditgreen.org) experienced with the 2019 California Green Building Standards Codes to verify and assure that all required work described herein is properly planned and implemented in the project.
- The green-point rater, in collaboration with the design professional shall review **Column 2** of this checklist, and initial all applicable measures, sign and date **Section 1 – Design Verification** at the end of this checklist, prior to submittal. Applicant to include these pages into the construction plans as well as provide (2) separate 8-1/2" x 11" signed copies.
- PRIOR TO FINAL INSPECTION BY THE BUILDING DEPARTMENT**, the Green-Point Rater shall complete Column 3 and sign and Date **Section 2 – Implementation Verification** at the end of this checklist and submit the completed form to the Building Department.

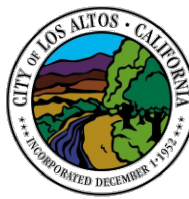
MANDATORY FEATURE OR MEASURE	COLUMN 2 Project Requirements Rater to initial applicable measures prior to submitting forms	COLUMN 3 Verification Rater to verify during construction as applicable to project
Planning and Design – Site Development		
4.106.2 A plan is developed and implemented to manage storm water drainage during construction		
4.106.3 Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.		
4.106.4 Provide capability for electric vehicle charging for one- and two-family dwellings; townhouses with attached private garages; multifamily dwellings; and hotels/motels in accordance with Section 4.106.4.1, 4.106.4.2 or 4.106.4.3 as applicable.		

Environmental Comfort 4.507.2 Duct systems are sized, designed, and equipment is selected using the following methods: 1. Establish heat loss and heat gain values according to ANSI/ ACCA 2 Manual J-2016 or equivalent. 2. Size duct systems according to ANSI/ACCA 1 Manual D-2016 or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 or equivalent.		
Installer and Special Inspector Qualifications Qualifications 702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems. 702.2 Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting.		
Verifications 703.1 Verification of compliance with this code may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance. 1. Green building measures listed in this table may be mandatory if adopted by a city, county, or city and county as specified in Section 101.7 2. Required prerequisite for this Tier. 3. These measures are currently required elsewhere in statute or in regulation		

Energy Efficiency – General 4.201.1 Building meets or exceeds the requirements of the California Building Energy Efficiency Standards ³ .		
Water Efficiency and Conservation – Indoor Water Use 4.303.1 Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303.1.1 through 4.303.1.4.4. 4.303.2 Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the California Plumbing Code, and shall meet the applicable referenced standards. 4.303.1.4.3 Metering faucets in residential buildings shall not deliver more than 0.2 gallons per cycle.		
Outdoor Water Use 4.304.1 Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWEL0), whichever is more stringent.		
Material Conservation and Resource Efficiency – Enhanced Durability and Reduced Maintenance 4.406.1 Annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.		
Construction Waste Reduction, Disposal and Recycling 4.408.1 Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with one of the following: 1. Comply with a more stringent local construction and demolition waste management ordinance; or 2. A construction waste management plan per Section 4.408.2; or 3. A waste management company per Section 4.408.3; or 4. The waste stream reduction alternative per Section 4.408.4.		
Building Maintenance and Operation 4.410.1 An operation and maintenance manual shall be provided to the building occupant or owner.		
4.410.2 Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive. See exception for rural jurisdictions		

ENVIRONMENTAL QUALITY

Fireplaces 4.503.1 Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with US EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.		
Pollutant Control 4.504.1 Duct openings and other related air distribution component openings shall be covered during construction.		
4.504.2.1 Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.		
4.504.2.2 Paints, stains and other coatings shall be compliant with VOC limits.		
4.504.2.3 Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds.		
4.504.2.4 Documentation shall be provided to verify that compliant VOC limit finish materials have been used.		
4.504.3 Carpet and carpet systems shall be compliant with VOC limits.		
4.504.4 80 percent of floor area receiving resilient flooring shall comply with specified VOC criteria.		
4.504.5 Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.		
Interior Moisture Control 4.505.2 Vapor retarder and capillary break is installed at slab-on-grade foundations.		
4.505.3 Moisture content of building materials used in wall and floor framing is checked before enclosure.		
Indoor Air Quality and Exhaust 4506.1 Each bathroom shall be provided with the following: 1. ENERGY STAR fans ducted to terminate outside of the building. 2. Fans must be controlled by a humidity control (separate or built-in); OR functioning as a component of a whole-house ventilation system. 3. Humidity controls with manual or automatic means of adjustment, capable of adjustment between a relative humidity range of ≤ 50 percent to a maximum of 80 percent		



CALGREEN SIGNATURE DECLARATIONS

Project Name: ALON RESIDENCE

Project Address: 2256 DEODARA DR.

Project Description: ADDITION AND REMODEL TO EXISTING TWO STORY HOUSE

SECTION 1 – DESIGN VERIFICATION Complete all lines of Section 1 – "Design Verification" and SUBMIT THE ENTIRE CHECKLIST (COLUMNS 2 AND 3) WITH THE PLANS AND BUILDING PERMIT APPLICATION TO THE BUILDING DEPARTMENT. The design professional responsible for compliance with CalGreen Standards has reviewed the plans and certifies that the items checked above are hereby incorporated into the project plans and will be implemented into the project in accordance with the requirements set forth in the 2019 California Green Building Standards Code as adopted by the City of Los Altos.	
Design Professional's Signature	Date
Design Professional's Name (Please Print)	
Signature of Green Point Rater/Certified ICC CalGreen Special Inspector/Consulting Group	Date
Name of Green Point Rater/Inspector (Please Print)	Phone No.
Email Address	License No.

SECTION 2 – IMPLEMENTATION VERIFICATION Complete, sign and submit the completed checklist, including column 3, together with all original signatures on Section 2 to the Building Department PRIOR TO BUILDING DEPARTMENT FINAL INSPECTION. I have inspected the work and have received sufficient documentation to verify and certify that the project identified above was constructed in accordance with this Green Building Checklist and in accordance with the requirements of the 2019 California Green Building Standards Code as adopted by the City of Los Altos.	
Signature of Licensed Green Point Rater/Certified ICC CalGreen Special Inspector/ Consulting Group	Date
Name of Green Point Rater/Inspector (Please Print)	Phone No.
Email address	License No.

No. Date Description

△	_____	_____
△	_____	_____
△	_____	_____

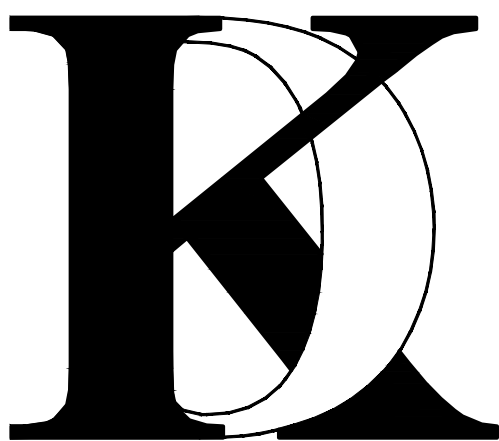
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2256 DEODARA DR.
LOS ALTOS, CA

Project :

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LOS ALTOS, CA



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SAN JOSE, CA. 95118
Phone (408) 888-6662
farnaz@khadivdesign.com

KHADIV-DESIGN

Date: 12-07-20

Scale: N.T.S

Drawn By : FK

Job No: 2020.11

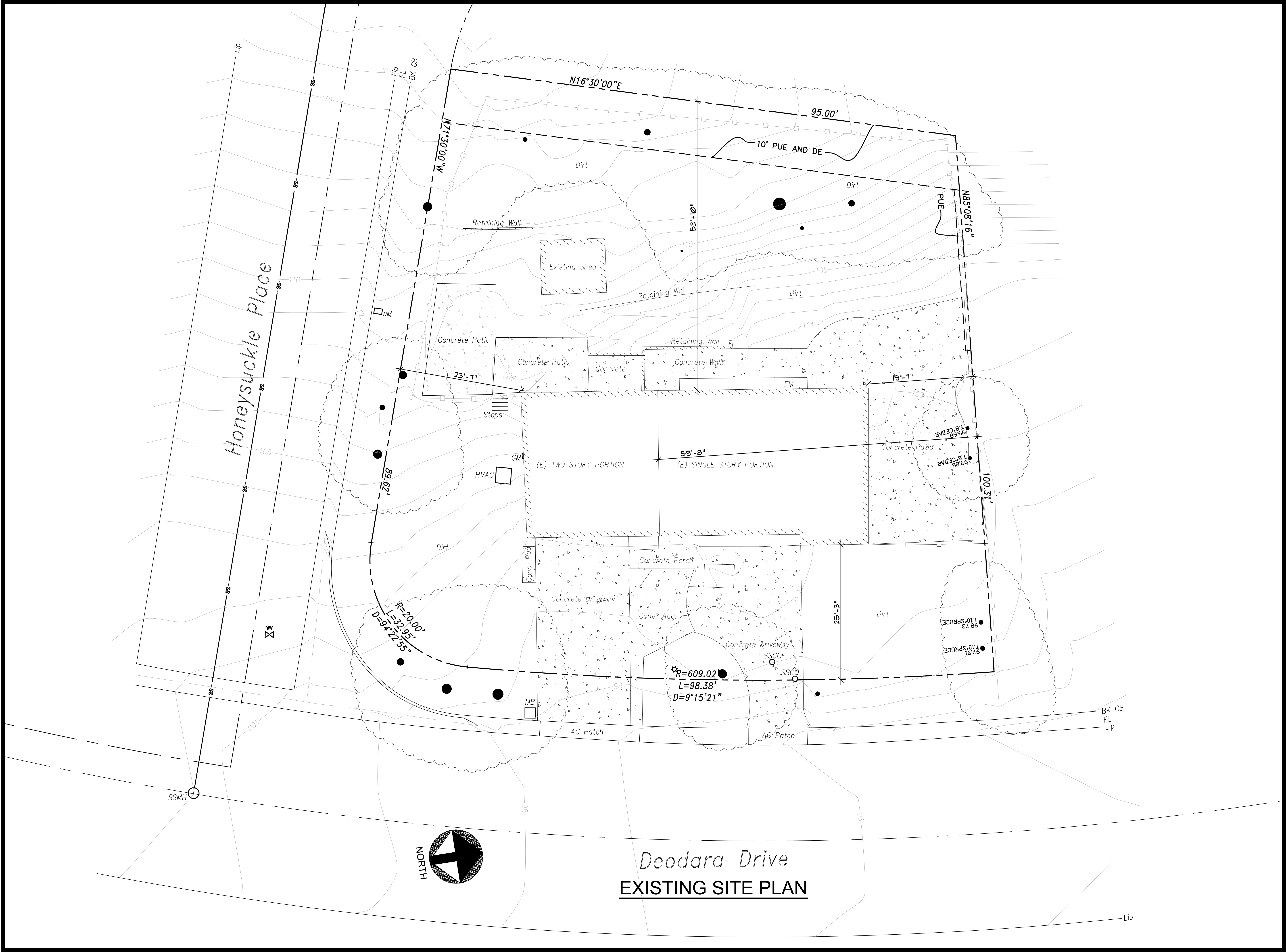
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Sheet Title :

CALGreen
MANDATORY
MEASURES

Sheet No. :

CG-1.0



No. Date Description

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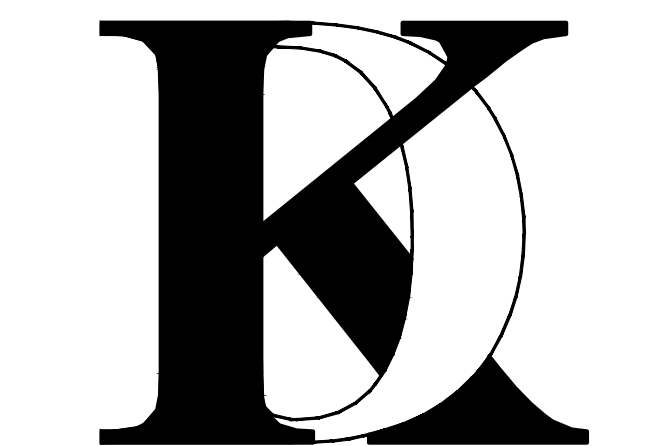
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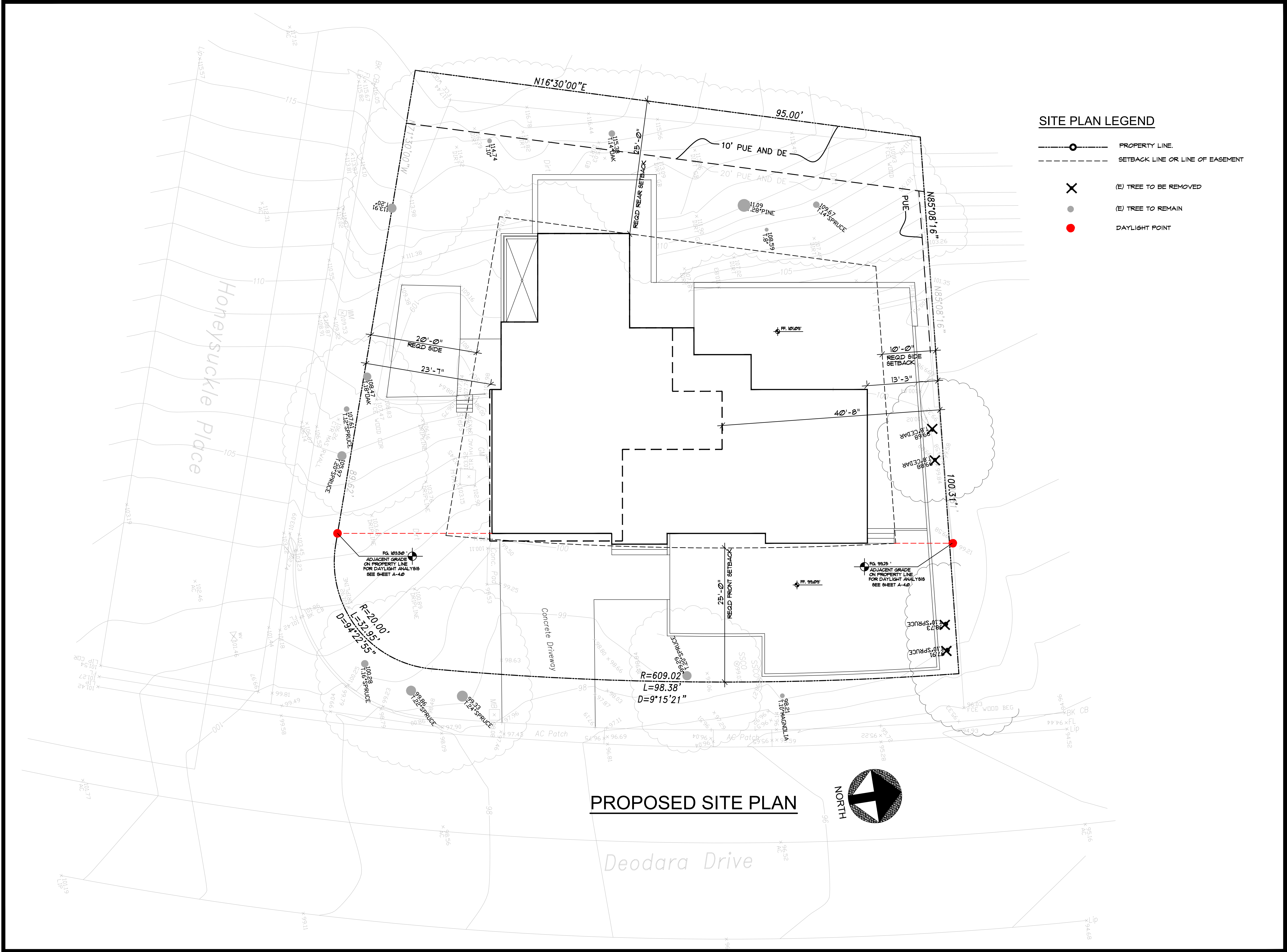
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Sheet Title :

EXISTING
SITE PLAN

Sheet No. :

A-1.0



SITE PLAN LEGEND

- PROPERTY LINE.
- SETBACK LINE OR LINE OF EASEMENT
- (E) TREE TO BE REMOVED
- (E) TREE TO REMAIN
- DAYLIGHT POINT

No.	Date	Description
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△		
△		

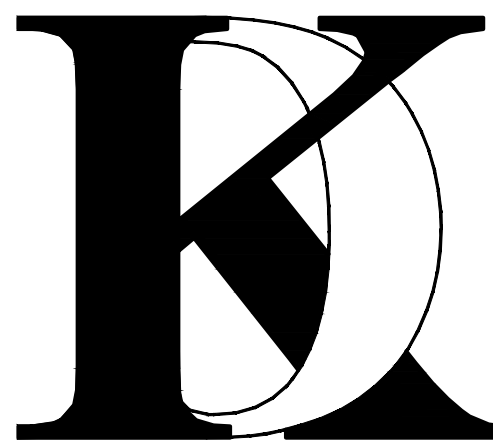
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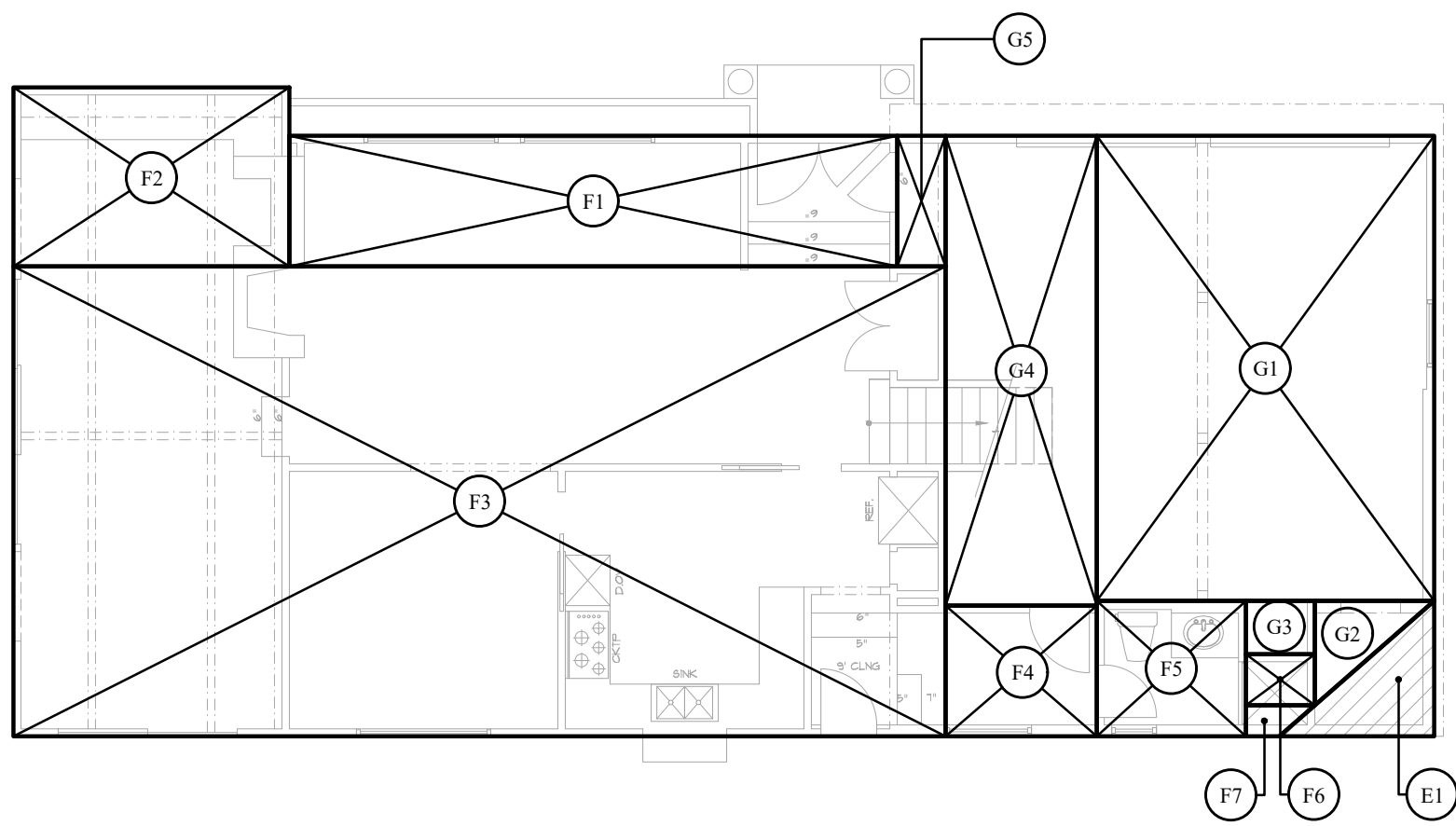
Job No: 2020.11

Signature :

Sheet Title :
PROPOSED
SITE PLAN

Sheet No. :

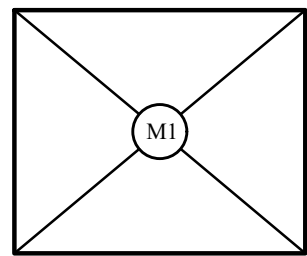
A-1.1



AREA EXEMPT FROM FLOOR AREA CALCULATION
MEETING THE DEFINITION OF BASEMENT

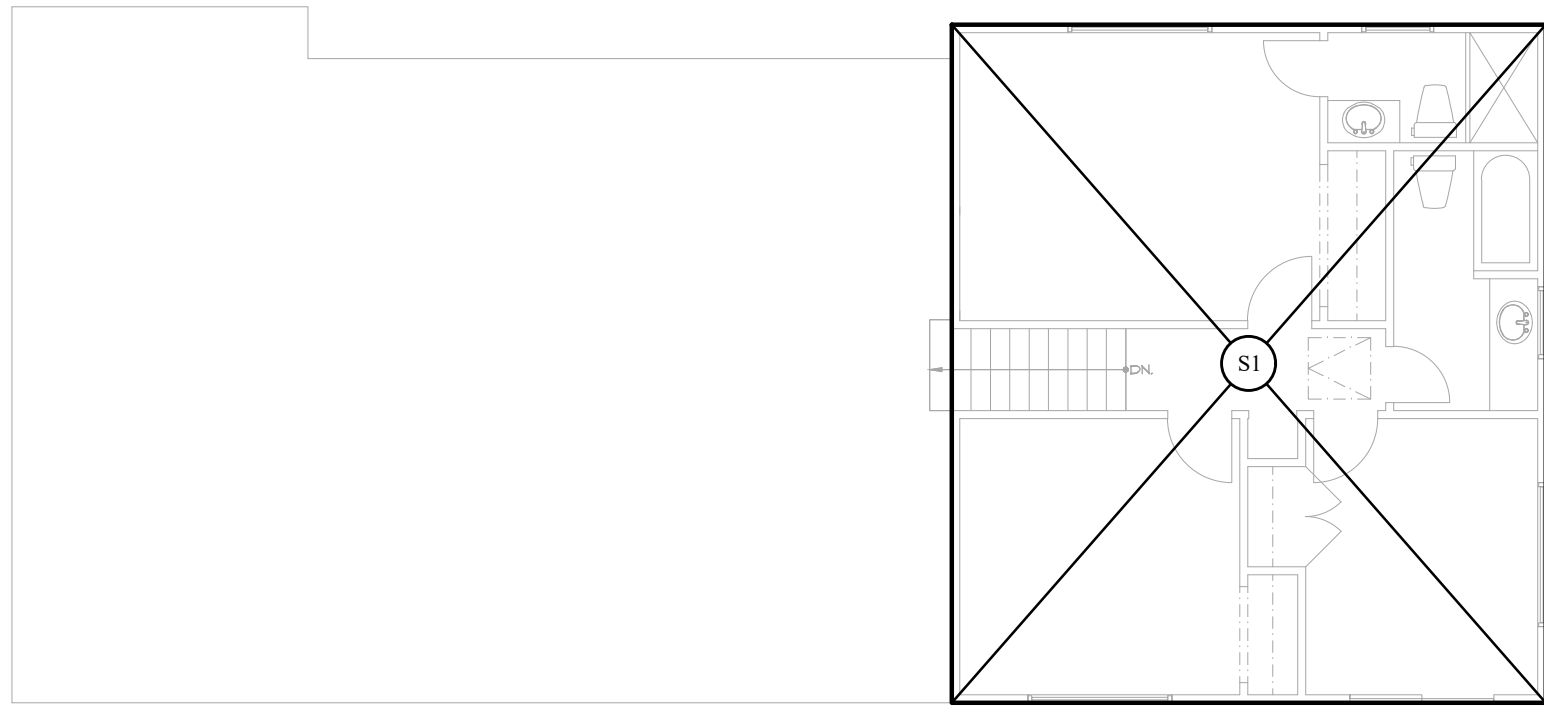
(E) FIRST FLOOR (INCLUDING GARAGE)

(E) GARAGE	DIMENSIONS	AREA	SQ. FT.
G1	15'-1" x 20'-10"	313.6	SQ. FT.
G2	(5'-4" x 4'-8") / 2	12.4	SQ. FT.
G3	3'-1" x 2'-5"	7.3	SQ. FT.
G4	6'-9" x 21'-0"	141.75	SQ. FT.
G5	2'-2" x 5'-10"	12.65	
(E) GARAGE		487.5	SQ. FT.
EXEMPT	DIMENSIONS	AREA	SQ. FT.
E1	(7'-0" x 6'-0") / 2	21.00	SQ. FT.
(E) FIRST FLOOR			
F1	27'-2" x 5'-10"	158.5	SQ. FT.
F2	12'-4" x 8'-0"	98.66	SQ. FT.
F3	41'-8" x 21'-0"	875.00	SQ. FT.
F4	6'-9" x 5'-10"	39.40	SQ. FT.
F5	6'-8" x 6'-0"	40.00	SQ. FT.
F6	3'-1" x 2'-4"	7.00	SQ. FT.
F7	$\frac{(3'-1" + 1'-6")}{2} \times 1'-4"$	3.1	SQ. FT.
(E) FIRST FLOOR		1,221.66	SQ. FT.



(E) SHED TO BE REMOVED

SECOND FLOOR	DIMENSIONS	AREA	SQ. FT.
M1	12'-2" x 10'-2"	123	SQ. FT.



(E) SECOND FLOOR

SECOND FLOOR	DIMENSIONS	AREA	SQ. FT.
S1	24'-9" x 28'-3"	699.00	SQ. FT.
SUB TOTAL AREA		699.00	SQ. FT.

(E) F.A.R

(E) FIRST FLOOR (INCLD. GARAGE)	1709.16	SQ. FT.
(E) SECOND FLOOR	669.00	SQ. FT.
TOTAL F.A.R	2,378.16	SQ. FT.

(E) LOT COVERAGE

(E) FIRST FLOOR (INCLD. GARAGE)	1709.16	SQ. FT.
(E) SHED	123	SQ. FT.
TOTAL LOT COVERAGE	1,832.16	SQ. FT.

No.	Date	Description
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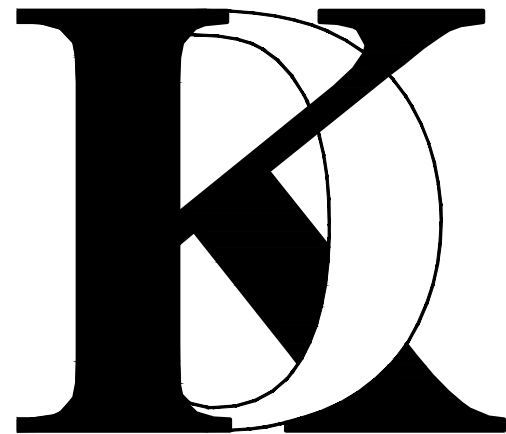
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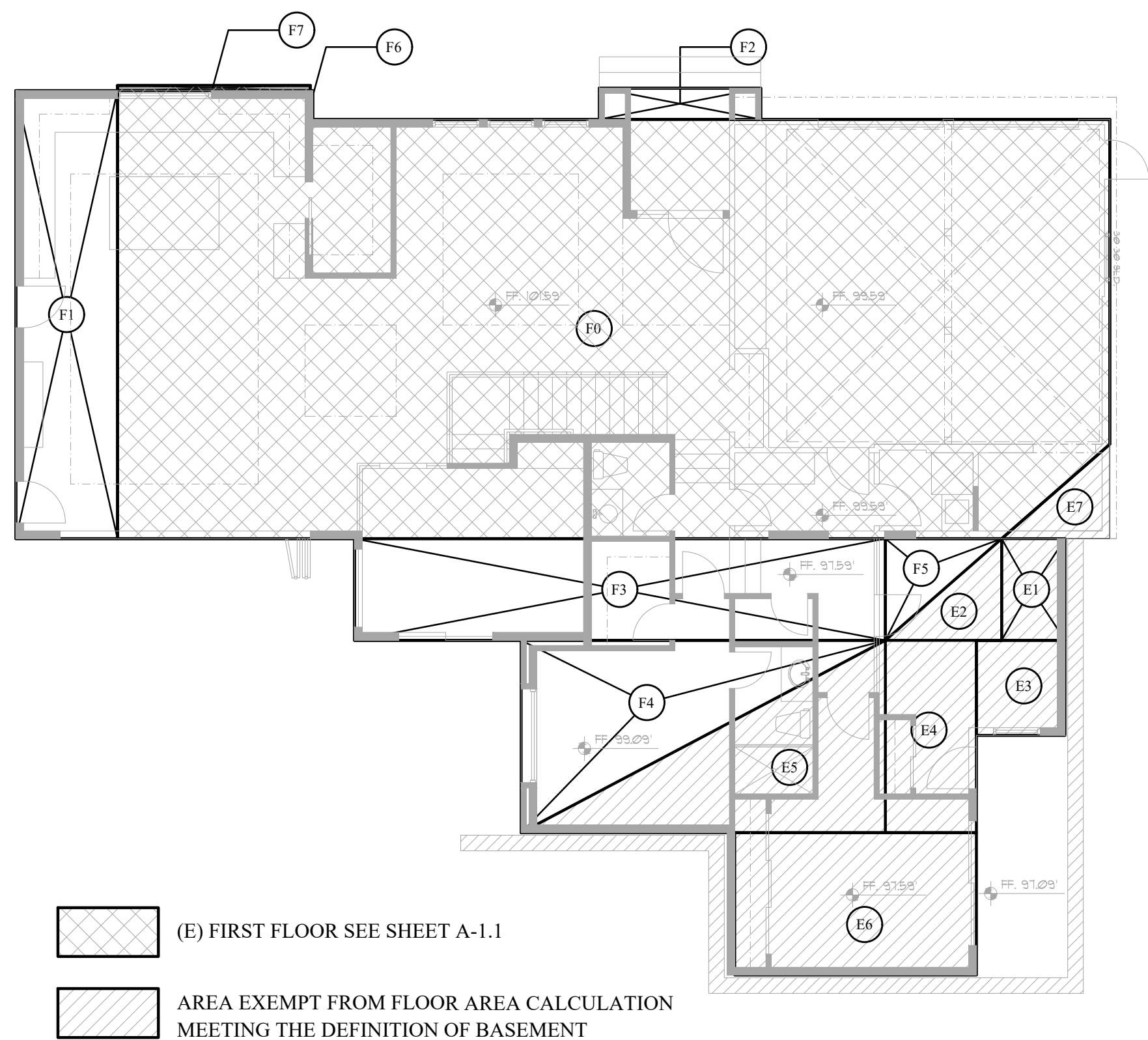
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Sheet Title :

EXISTING AREA
CALCULATION
DIAGRAM

Sheet No. :

A-1.2



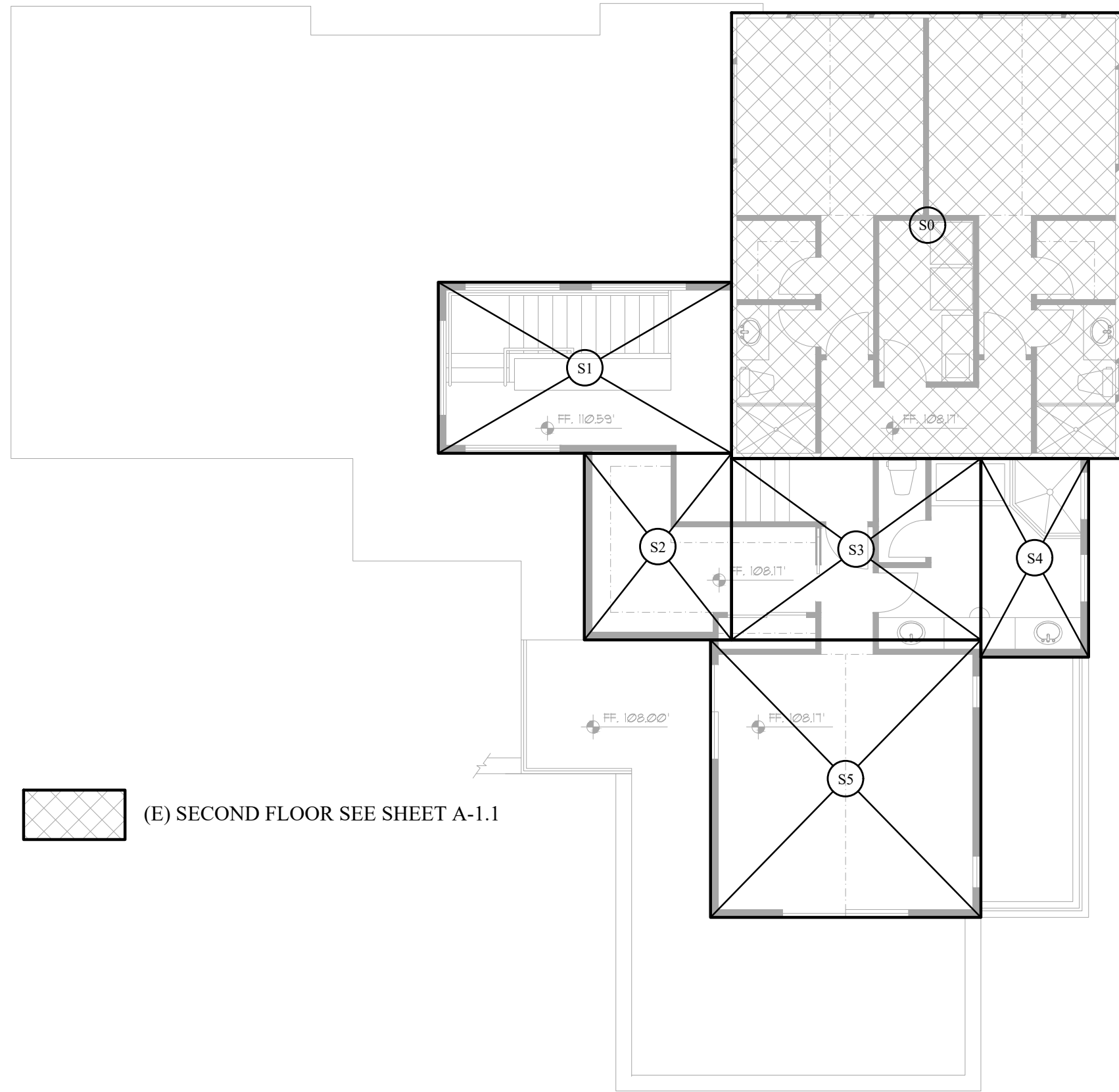
(N) FIRST FLOOR (INCLUDING GARAGE)

(N) FIRST FLOOR	DIMENSIONS	AREA	SQ. FT.
F0	EXISTING (SEE SHT. A-1.1)	1709.16	SQ. FT.
F1	6'-6" x 28'-8"	186.3	SQ. FT.
F2	10'-4" x 2'-0"	20.66	SQ. FT.
F3	33'-11 x 6'-6"	220.78	SQ. FT.
F4	(23'-4" x 12'-4") / 2	143.38	SQ. FT.
F5	(7'-3" x 6'-6") / 2	23.5	SQ. FT.
F6	0'-2" x 1'-10"	0.3	SQ. FT.
F7 (This area is demolition)	12'-4" x 0'-4"	-4.1	SQ. FT.

(N) FIRST FLOOR	2,299.98	SQ. FT.
-----------------	----------	---------

(N) BASEMENT	DIMENSIONS	AREA	SQ. FT.
E1	4'-1" x 6'-6"	26.34	SQ. FT.
E2	(7'-6" x 6'-6") / 2	24.2	SQ. FT.
E3	5'-8" x 6'-1"	34.5	SQ. FT.
E4	5'-10" x 12'-4"	71.7	SQ. FT.
E5	(23'-4" x 12'-4") / 2	143.38	SQ. FT.
E6	15'-6" x 9'-2"	140.89	SQ. FT.
E7	(7'-0" x 6'-0") / 2	21.00	SQ. FT.

(N) FIRST FLOOR	462.01	SQ. FT.
-----------------	--------	---------



(N) SECOND FLOOR

(N) SECOND FLOOR	DIMENSIONS	AREA	SQ. FT.
S0	EXISTING (SEE SHT. A-1.1)	699.00	SQ. FT.
S1	18'-7" x 10'-10"	201.3	SQ. FT.
S2	9'-4" x 11'-10"	110.50	SQ. FT.
S3	15'-10" x 11'-6"	181.68	SQ. FT.
S4	6'-10" x 12'-7"	86.00	SQ. FT.
S5	17'-2" x 17'-7"	301.25	SQ. FT.

(N) SECOND FLOOR	1,579.73	SQ. FT.
------------------	----------	---------

(N) F.A.R

(N) FIRST FLOOR (INCLD. GARAGE)	2299.98	SQ. FT.
(N) SECOND FLOOR	1579.73	SQ. FT.
TOTAL F.A.R	3,879.71	SQ. FT.

(N) LOT COVERAGE

(N) FIRST FLOOR (INCLD. GARAGE)	2299.98	SQ. FT.
(N) BASEMENT (FIRST FLOOR WITH DEFINITION OF BASEMENT EXEMPT FROM F.A.R BUT NOT FROM LOT COVERAGE)	462.01	SQ. FT.
TOTAL LOT COVERAGE	2,761.99	SQ. FT.

No.	Date	Description
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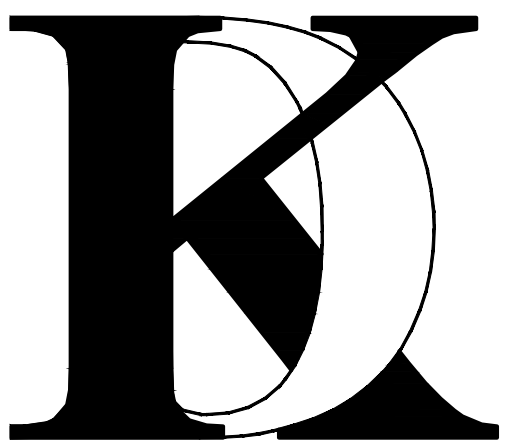
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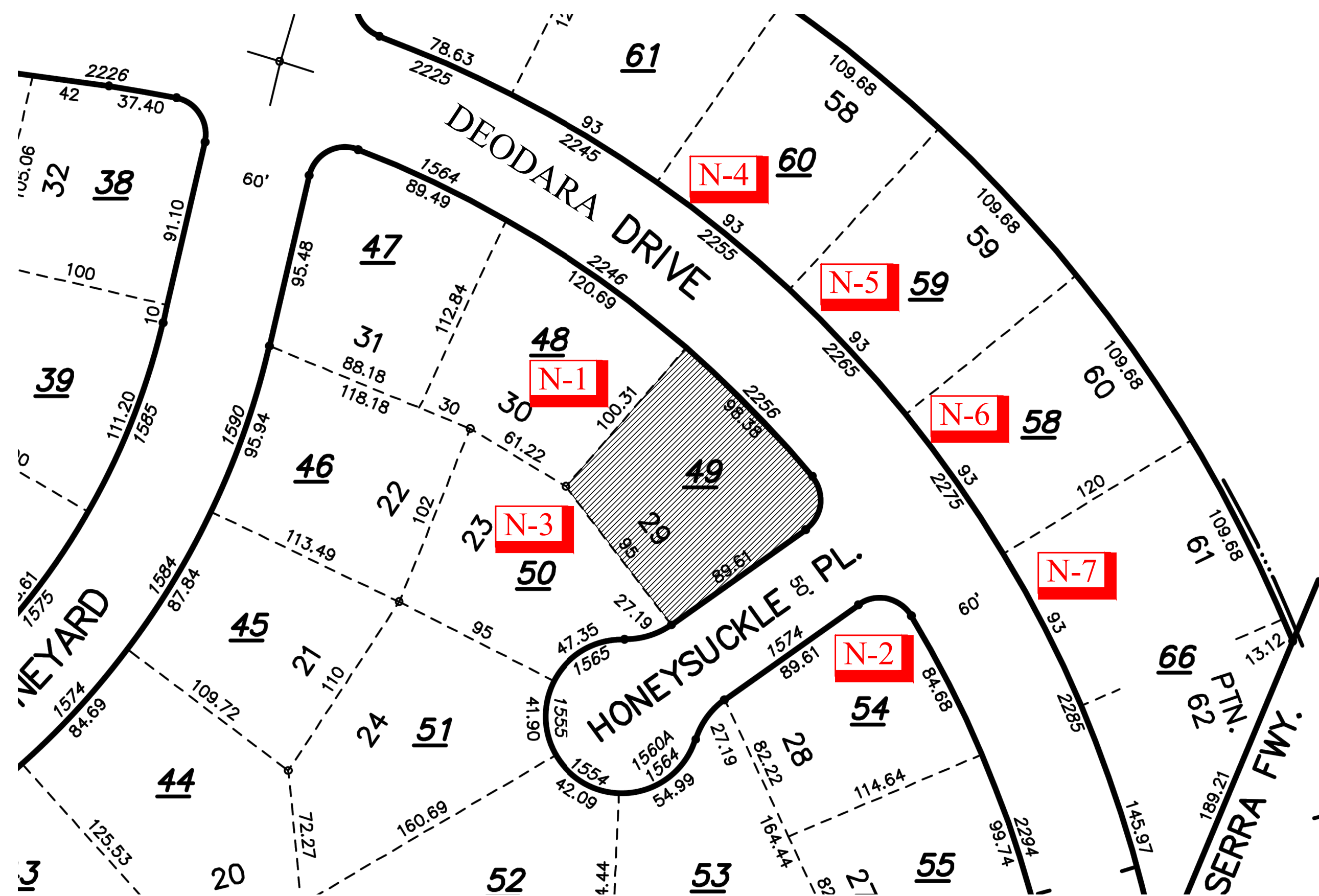
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Sheet Title :

PROPOSED AREA
CALCULATION
DIAGRAM

Sheet No. :

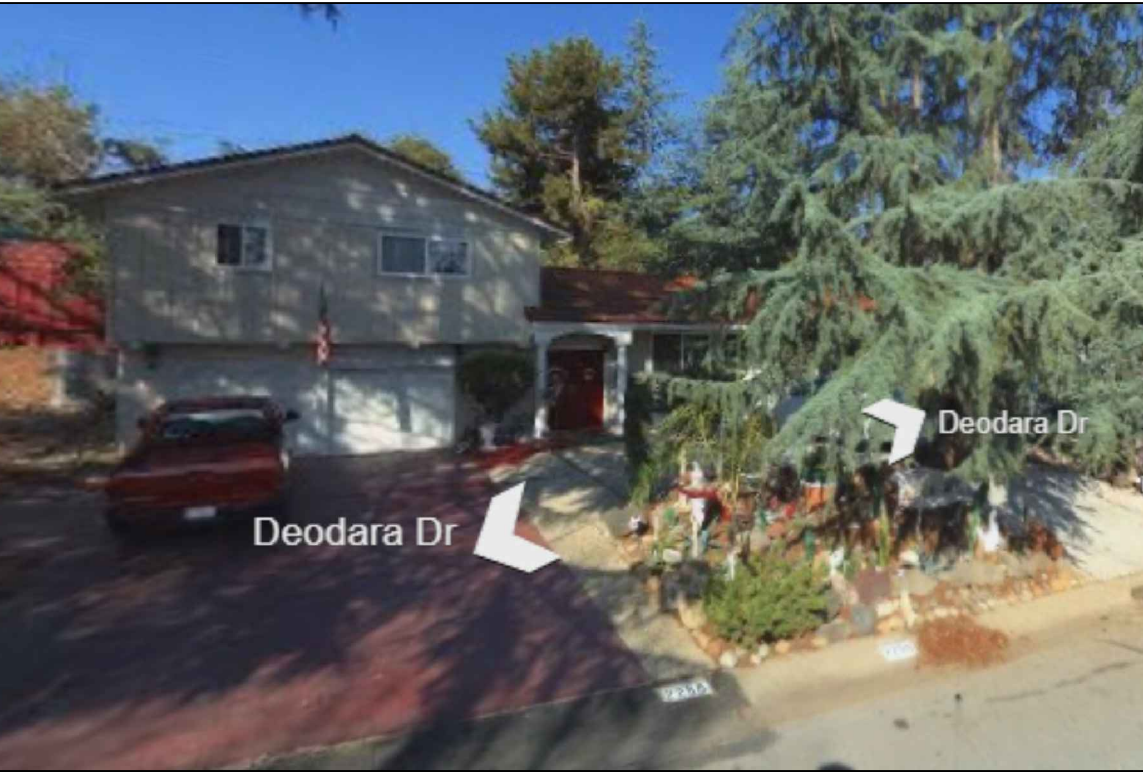
A-1.3



EXISTING :2256 DEODARA DR.



PROPOSED :2256 DEODARA DR.



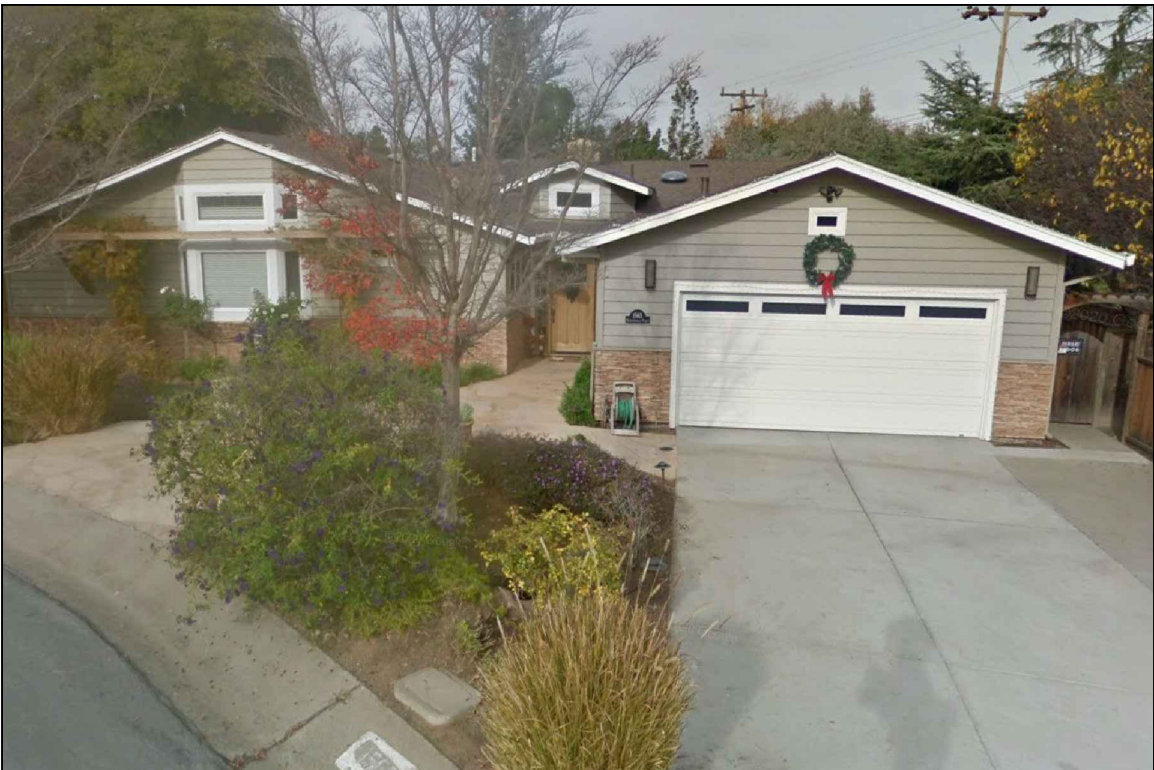
EXISTING :2256 DEODARA DR.



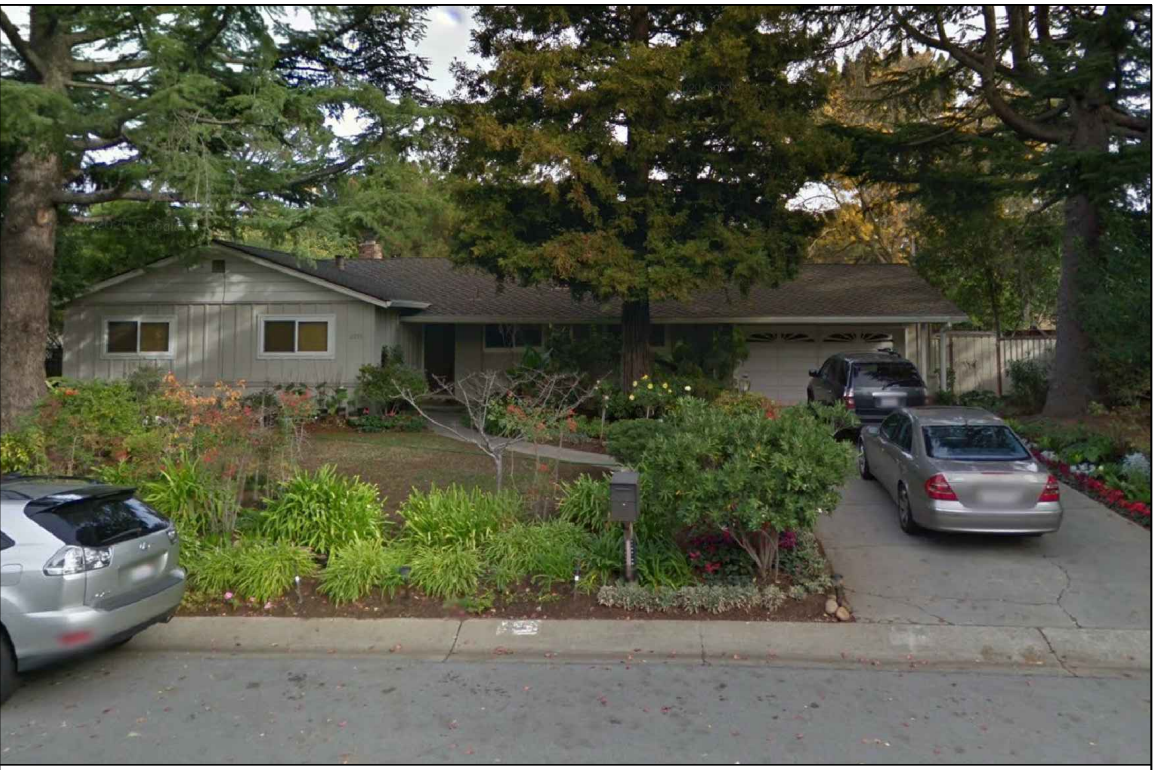
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N-2 | 1574 HONEYSUCKLE PL.



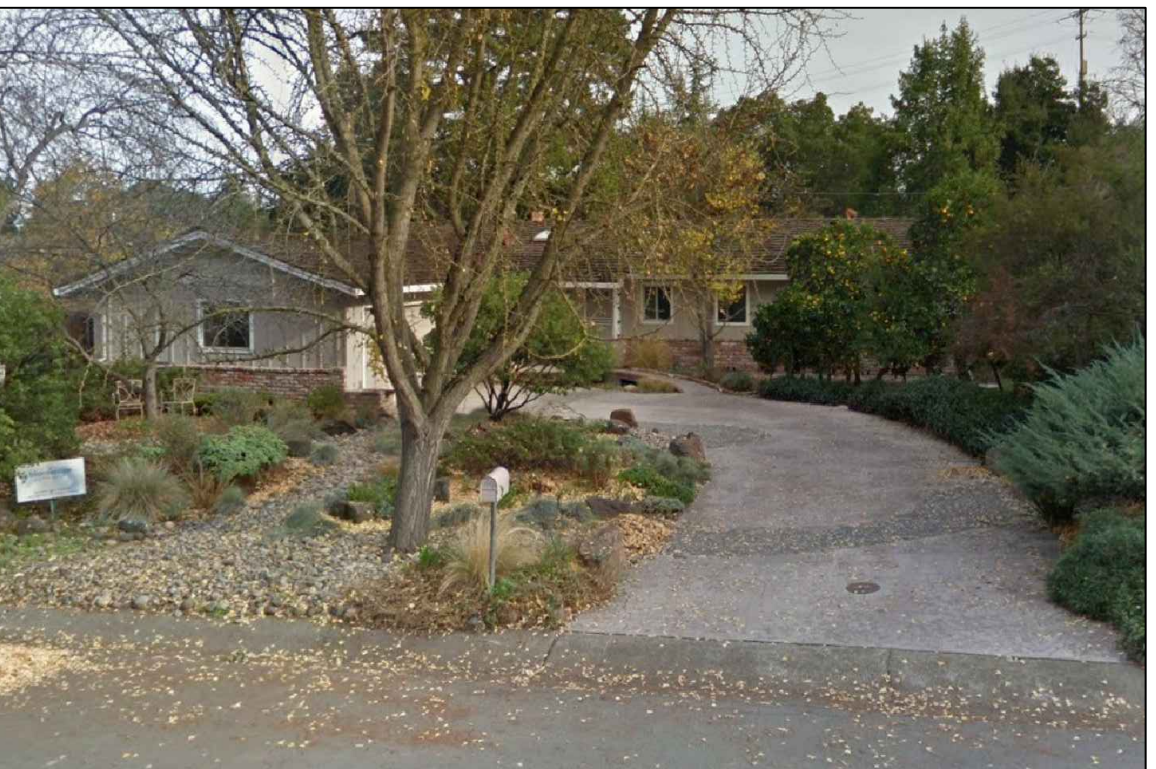
N-3 | 1565 HONEYSUCKLE PL.



N-4 | 2255 DEODARA DR.



N-5 | 2265 DEODARA DR.



N-6 | 2275 DEODARA DR.



N-7 | 2285 DEODARA DR.

No. Date Description

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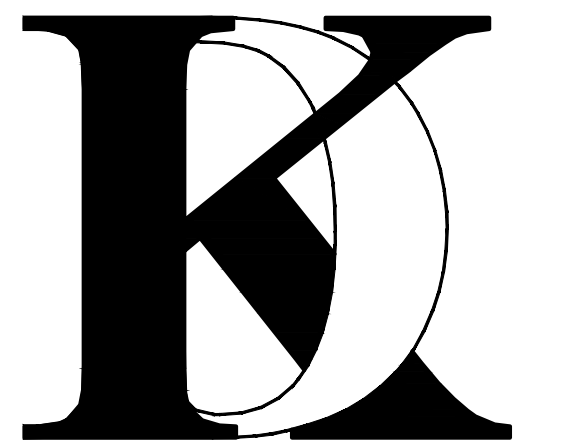
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Drawn By : FK

Job No: 2020.11

Signature :

Sheet Title :
NEIGHBORHOOD
COMPATIBILITY
WORKSHEET

Sheet No. :

NC-1.0



NEIGHBORHOOD COMPATIBILITY WORKSHEET

In order for your design review application for single-family residential remodel/addition or new construction to be successful, it is important that you consider your property, the neighborhood's special characteristics that surround that property and the compatibility of your proposal with that neighborhood. **The purpose is to help you understand your neighborhood before you begin the design process with your architect/designer/builder or begin any formal process with the City of Los Altos.** Please note that this worksheet must be submitted with your 1st application.

The Residential Design Guidelines encourage neighborhood compatibility without necessarily forsaking individual taste. Various factors contribute to a design that is considered compatible with a surrounding neighborhood. The factors that City officials will be considering in your design could include, but are not limited to: design theme, scale, bulk, size, roof line, lot coverage, slope of lot, setbacks, daylight plane, one or two-story, exterior materials, landscaping et cetera.

It will be helpful to have a site plan to use in conjunction with this worksheet. Your site plan should accurately depict your property boundaries. The best source for this is the legal description in your deed.

Photographs of your property and its relationship to your neighborhood (see below) will be a necessary part of your first submittal. Taking photographs before you start your project will allow you to see and appreciate that your property could be within an area that has a strong neighborhood pattern. The photographs should be taken from across the street with a standard 35mm camera and organized by address, one row for each side of the street. Photographs should also be taken of the properties on either side and behind your property from on your property.

This worksheet/check list is meant to help you as well as to help the City planners and Planning Commission understand your proposal. Reasonable guesses to your answers are acceptable. The City is not looking for precise measurements on this worksheet.

Project Address 2256 DEODARA Dr. LOS ALTOS
Scope of Project: Addition or Remodel ☒ or New Home ☐
Age of existing home if this project is to be an addition or remodel? 60
Is the existing house listed on the City's Historic Resources Inventory? No

Neighborhood Compatibility Worksheet Page 1
* See "What constitutes your neighborhood" on page 2.

Address: 2256 DEODARA Dr.
Date: 6/4/2021

8. Lot Slope: (Pg. 25 Design Guidelines)

Does your property have a noticeable slope? Yes

What is the direction of your slope? (relative to the street)
From rear yard to front yard.

Is your slope higher ☐ lower ☒ same ☐ in relationship to the neighboring properties? Is there a noticeable difference in grade between your property/house and the one across the street or directly behind?

9. Landscaping:

Are there any frequently used or typical landscaping features on your street (i.e. big trees, front lawns, sidewalks, curbs, landscape to street edge, etc.)?
Front Lawn , Trees in front , no side walk , landscape to street edge

How visible are your house and other houses from the street or back neighbor's property?
The house is visible from street . The project is located on a corner lot.

Are there any major existing landscaping features on your property and how is the unimproved public right-of-way developed in front of your property (gravel, dirt, asphalt, landscape)?
No major landscape .

10. Width of Street:

What is the width of the roadway paving on your street in feet? _____
Is there a parking area on the street or in the shoulder area? Yes
Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? _____

Neighborhood Compatibility Worksheet Page 4
* See "What constitutes your neighborhood", (page 2).

Address: 2256 DEODARA Dr.
Date: 6/4/2021

What constitutes your neighborhood?

There is no clear answer to this question. For the purpose of this worksheet, consider first your street, the two contiguous homes on either side of, and directly behind, your property and the five to six homes directly across the street (eight to nine homes). At the minimum, these are the houses that you should photograph. If there is any question in your mind about your neighborhood boundaries, consider a radius of approximately 200 to 300 feet around your property and consider that your neighborhood.

Streetscape

1. Typical neighborhood lot size*:

Lot area: 10000 to 13000 square feet
Lot dimensions: Length See NC-1.0 feet
Width See NC-1.0 feet

If your lot is significantly different than those in your neighborhood, then note its: area _____, length _____, and width _____.

2. Setback of homes to front property line: (Pgs. 8-11 Design Guidelines)

Existing front setback if home is a remodel? Yes
What % of the front facing walls of the neighborhood homes are at the front setback 100 %
Existing front setback for house on left 25(+/-) ft./on right 25 (+/-) ft.
Do the front setbacks of adjacent houses line up? Yes

3. Garage Location Pattern: (Pg. 19 Design Guidelines)

Indicate the relationship of garage locations in your neighborhood* only on your street (count for each type)
Garage facing front projecting from front of house face 7
Garage facing front recessed from front of house face 0
Garage in back yard 0
Garage facing the side 1
Number of 1-car garages 0 ; 2-car garages 7 ; 3-car garages 0

Neighborhood Compatibility Worksheet Page 2
* See "What constitutes your neighborhood", (page 2).
Address: 2256 DEODARA Dr.
Date: 6/4/2021

11. What characteristics make this neighborhood* cohesive?

Such as roof material and type (hip, gable, flat), siding (board and batten, cement plaster, horizontal wood, brick), deep front yard setbacks, horizontal feel, landscape approach etc.:
Stucco and roof material and form as well as landscape approach

General Study

- A. Have major visible streetscape changes occurred in your neighborhood?
☐ YES ☒ NO
- B. Do you think that most (~ 80%) of the homes were originally built at the same time?
☒ YES ☐ NO
- C. Do the lots in your neighborhood appear to be the same size?
☒ YES ☐ NO
- D. Do the lot widths appear to be consistent in the neighborhood?
☒ YES ☐ NO
- E. Are the front setbacks of homes on your street consistent (~80% within 5 feet)?
☒ YES ☐ NO
- F. Do you have active CCR's in your neighborhood? (p.36 Building Guide)
☐ YES ☒ NO
- G. Do the houses appear to be of similar size as viewed from the street?
☐ YES ☒ NO
- H. Does the new exterior remodel or new construction design you are planning relate in most ways to the prevailing style(s) in your existing neighborhood?
☒ YES ☐ NO

Neighborhood Compatibility Worksheet Page 5
* See "What constitutes your neighborhood", (page 2).

Address: 2256 DEODARA Dr.
Date: 6/4/2021

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:
One-story 80
Two-story 20

5. Roof heights and shapes:

Is the overall height of house ridgelines generally the same in your neighborhood*? Yes
Are there mostly hip ☐, gable style ☒, or other style ☐ roofs*?
Do the roof forms appear simple ☒ or complex ☐?
Do the houses share generally the same eave height Yes _?

6. Exterior Materials: (Pg. 22 Design Guidelines)

What siding materials are frequently used in your neighborhood*?

☒ wood shingle ☒ stucco ☐ board & batten ☐ clapboard
☐ tile ☐ stone ☒ brick ☒ combination of one or more materials
(if so, describe) Stucco and wood siding combo

What roofing materials (wood shake/shingle, asphalt shingle, flat tile, rounded tile, cement tile, slate) are consistently (about 80%) used?

If no consistency then explain: Asphalt Shingles and Shingle

7. Architectural Style: (Appendix C, Design Guidelines)

Does your neighborhood* have a consistent identifiable architectural style?
☒ YES ☐ NO

Type? ☒ Ranch ☐ Shingle ☐ Tudor ☐ Mediterranean/Spanish
☐ Contemporary ☐ Colonial ☐ Bungalow ☐ Other

Neighborhood Compatibility Worksheet Page 3
* See "What constitutes your neighborhood", (page 2).

Address: 2256 DEODARA Dr.
Date: 6/4/2021

Summary Table

Please use this table to summarize the characteristics of the houses in your immediate neighborhood (two homes on either side, directly behind and the five to six homes directly across the street).

	Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
N-1:	2246 DEODARA DR.	25'	25'	FRONT	ONE STORY	17 FEET	WOODSIDE	SIMPLE
N-2:	1574 HONEYSUCKLE PL	25'	25'	FRONT	TWO STORY	20 FEET	STUCCO	SIMPLE
N-3:	1565 HONEYSUCKLE PL.	25'	25'	FRONT	ONE STORY	18 FEET	WOOD SIDING	SIMPLE
N-4:	2255 DEODARA DR.	25'	25'	FRONT	ONE STORY	16 FEET	WOOD SIDING	SIMPLE
N-5:	2265 DEODARA DR.	25'	25'	FRONT	ONE STORY	17 FEET	STUCCO	SIMPLE
N-6:	2275 DEODARA DR.	25'	25'	SIDE	ONE STORY	15 FEET	WOOD SIDING	SIMPLE
N-7:	2285 DEODARA DR.	25'	25'	FRONT	ONE STORY	17 FEET	STUCCO	SIMPLE

Neighborhood Compatibility Worksheet Page 6
* See "What constitutes your neighborhood", (page 2).

REFER TO SHEET NC-1.0 FOR PICTURES AND SITE PLAN

No. Date Description

△ _____
△ _____
△ _____

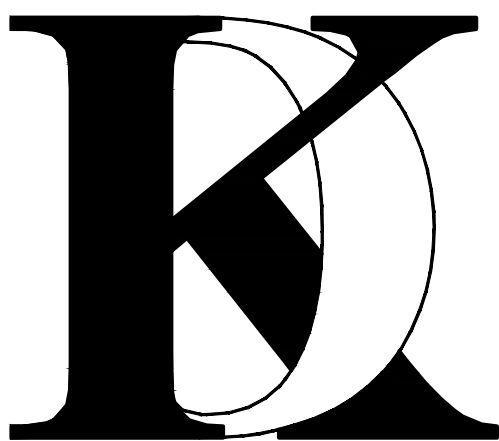
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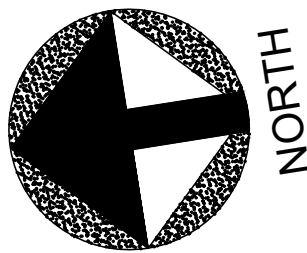
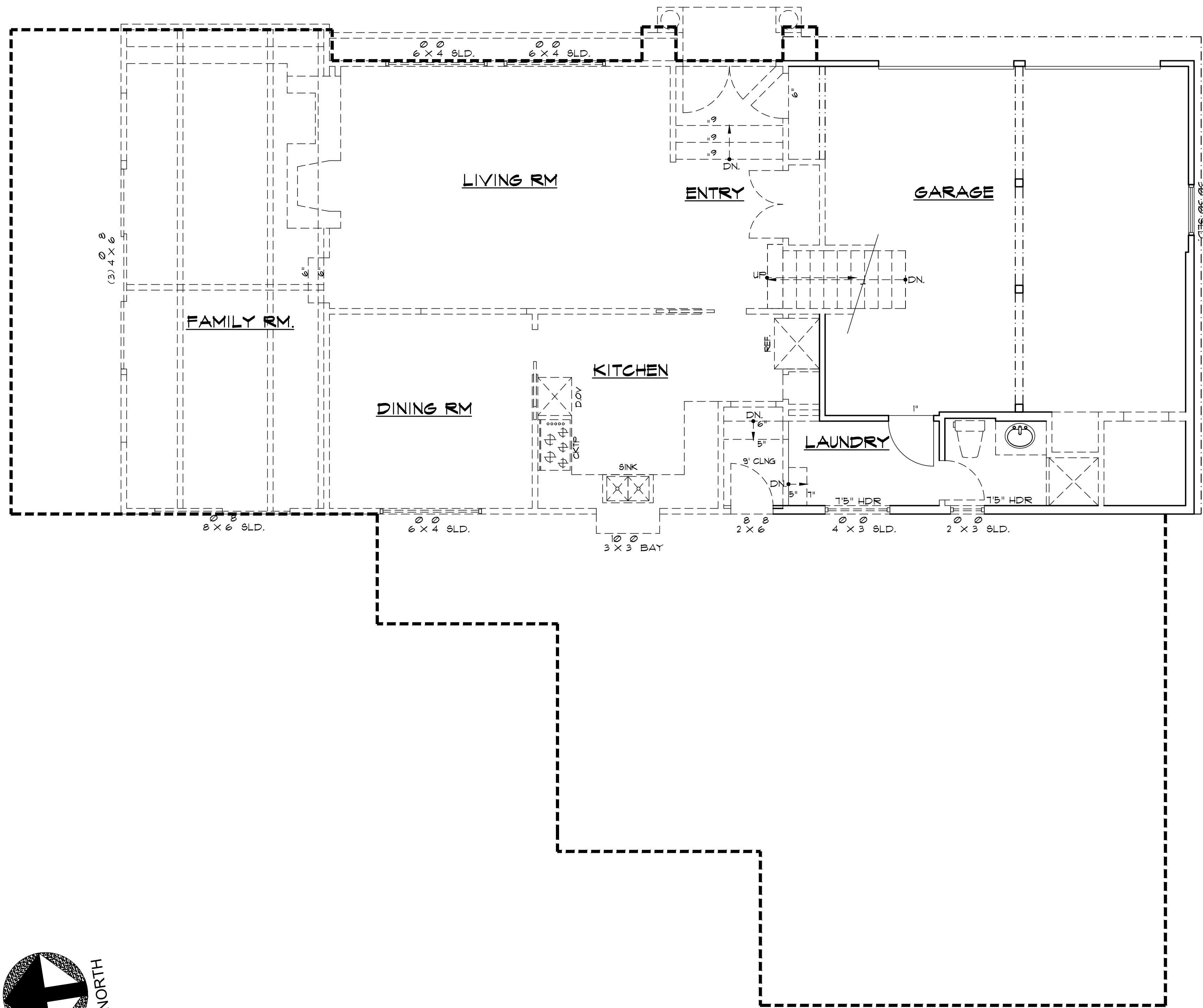
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Sheet Title :
NEIGHBORHOOD
COMPATIBILITY
WORKSHEET

Sheet No. :

NC-1.1



EXISTING FIRST FLOOR PLAN / DEMO PLAN

LEGEND

- EXISTING WALL TO REMAIN.
- EXISTING WALL TO BE REMOVED.
- ITEMS TO REMAIN.
- ITEMS TO BE REMOVED.
- NEW FOOT PRINT

No. Date Description

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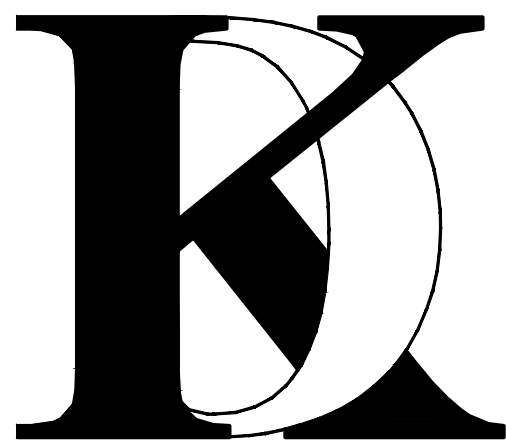
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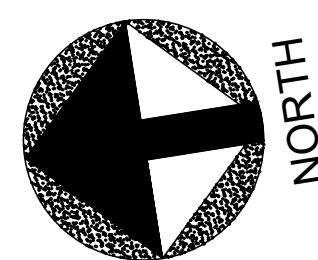
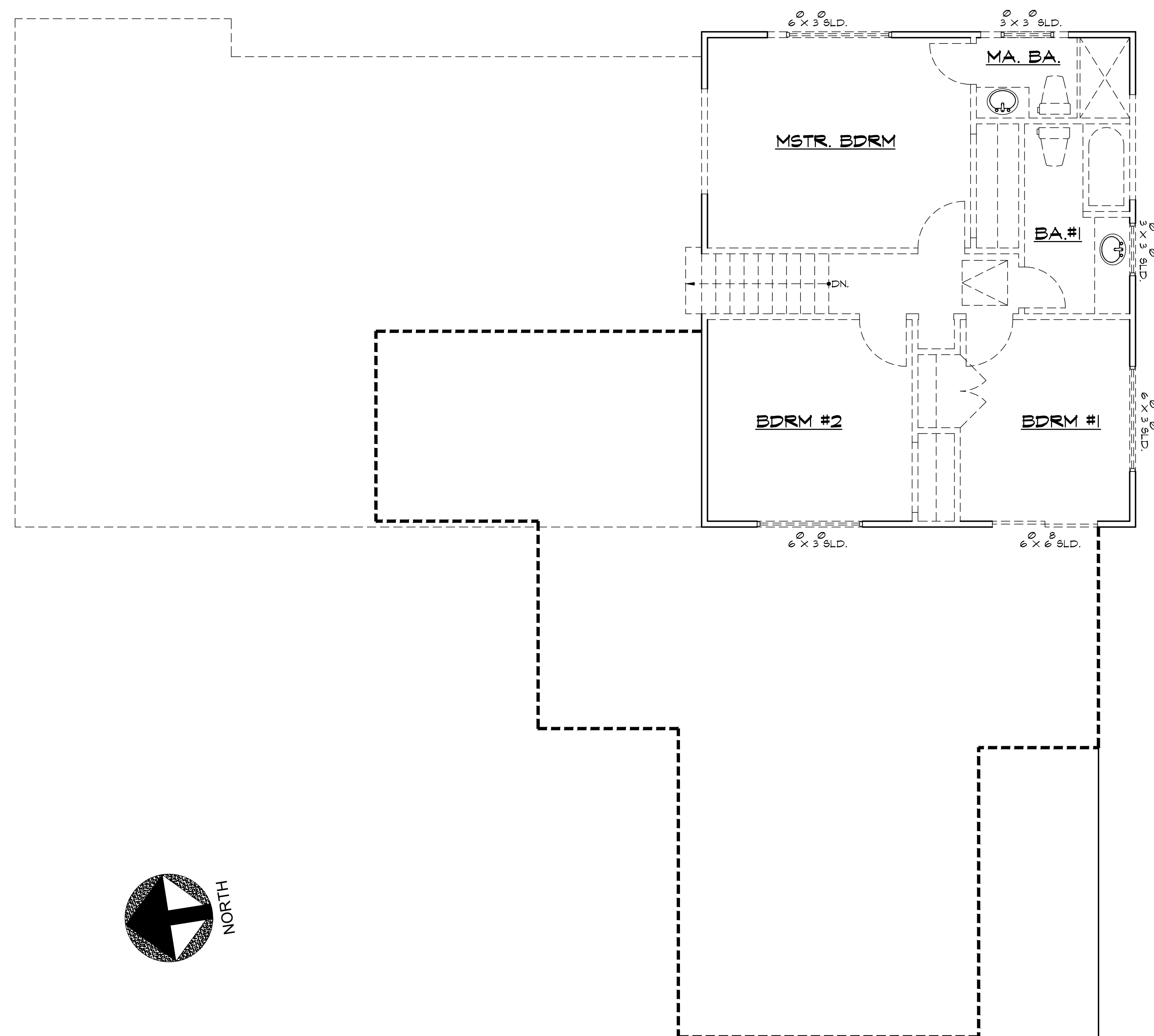
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EXISTING FIRST FLOOR
PLAN / DEMO PLAN


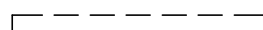
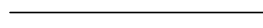
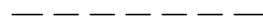

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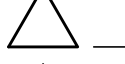

A-2.0



EXISTING SECOND FLOOR PLAN / DEMO PLAN

LEGEND

-  EXISTING WALL TO REMAIN.
-  EXISTING WALL TO BE REMOVED.
-  ITEMS TO REMAIN.
-  ITEMS TO BE REMOVED.
-  NEW FOOT PRINT

No.	Date	Description
		
		
		

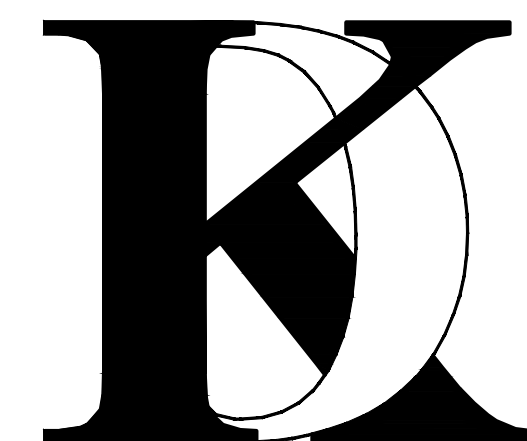
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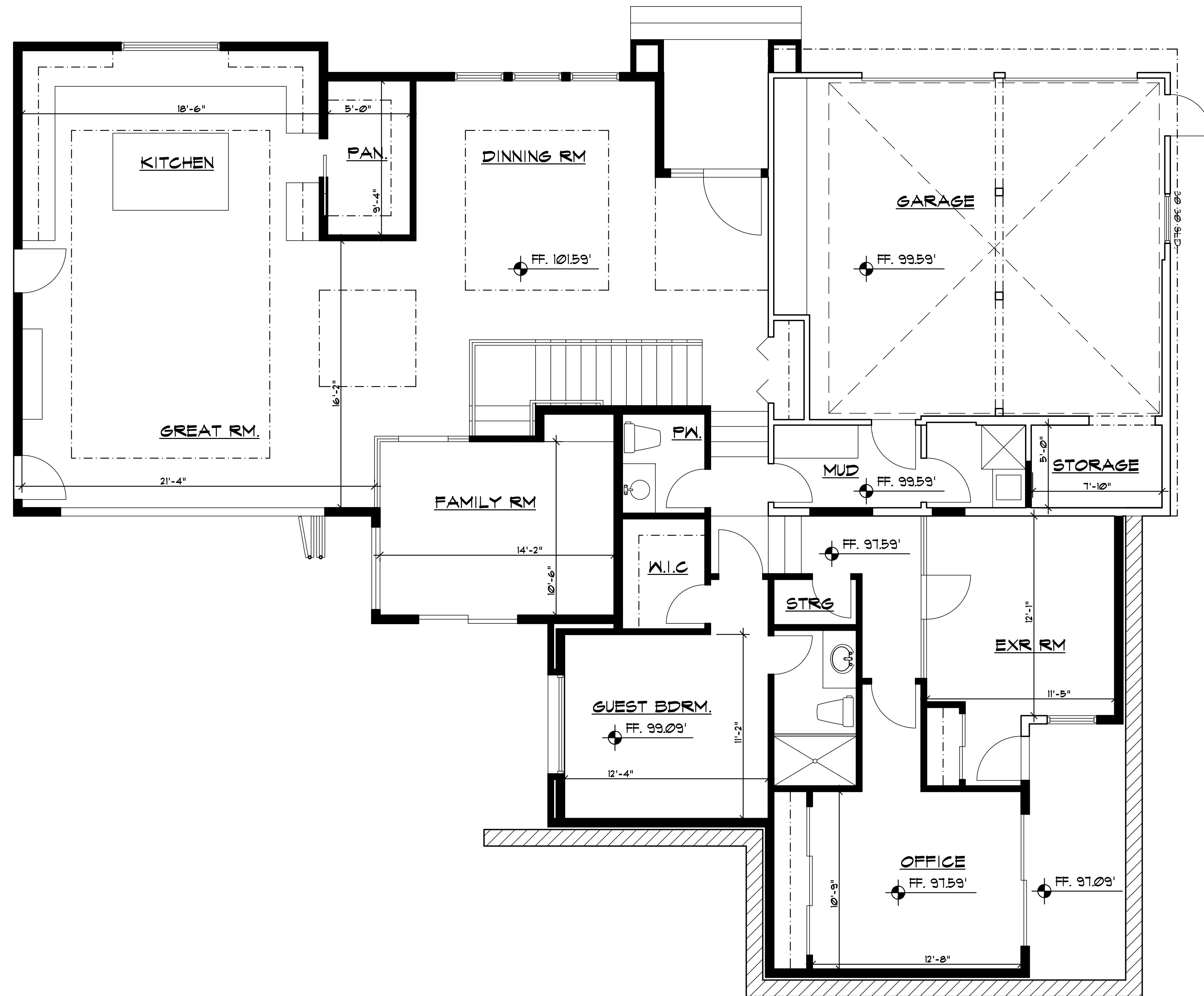
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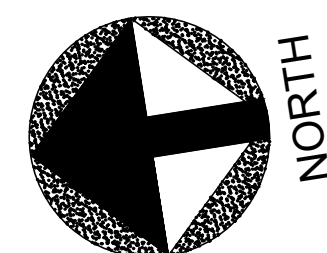
EXISTING SECOND FLOOR
PLAN / DEMO PLAN

Sheet No. :

A-2.1



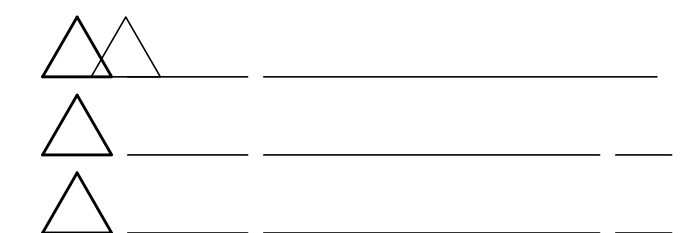
PROPOSED FIRST FLOOR PLAN



LEGEND

- (N) 2 X STUD WALL
- (E) 2 X STUD WALL
- SOFFIT, UPPER CABINET, BEAM ABOVE
- EXTERIOR ELEVATION
- BUILDING SECTION
- DETAIL REFERENCE

No. Date Description



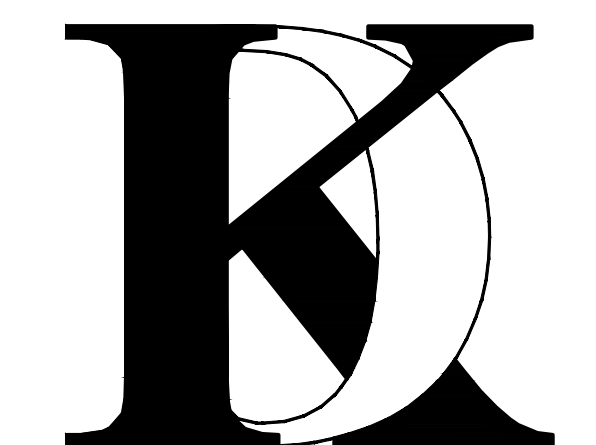
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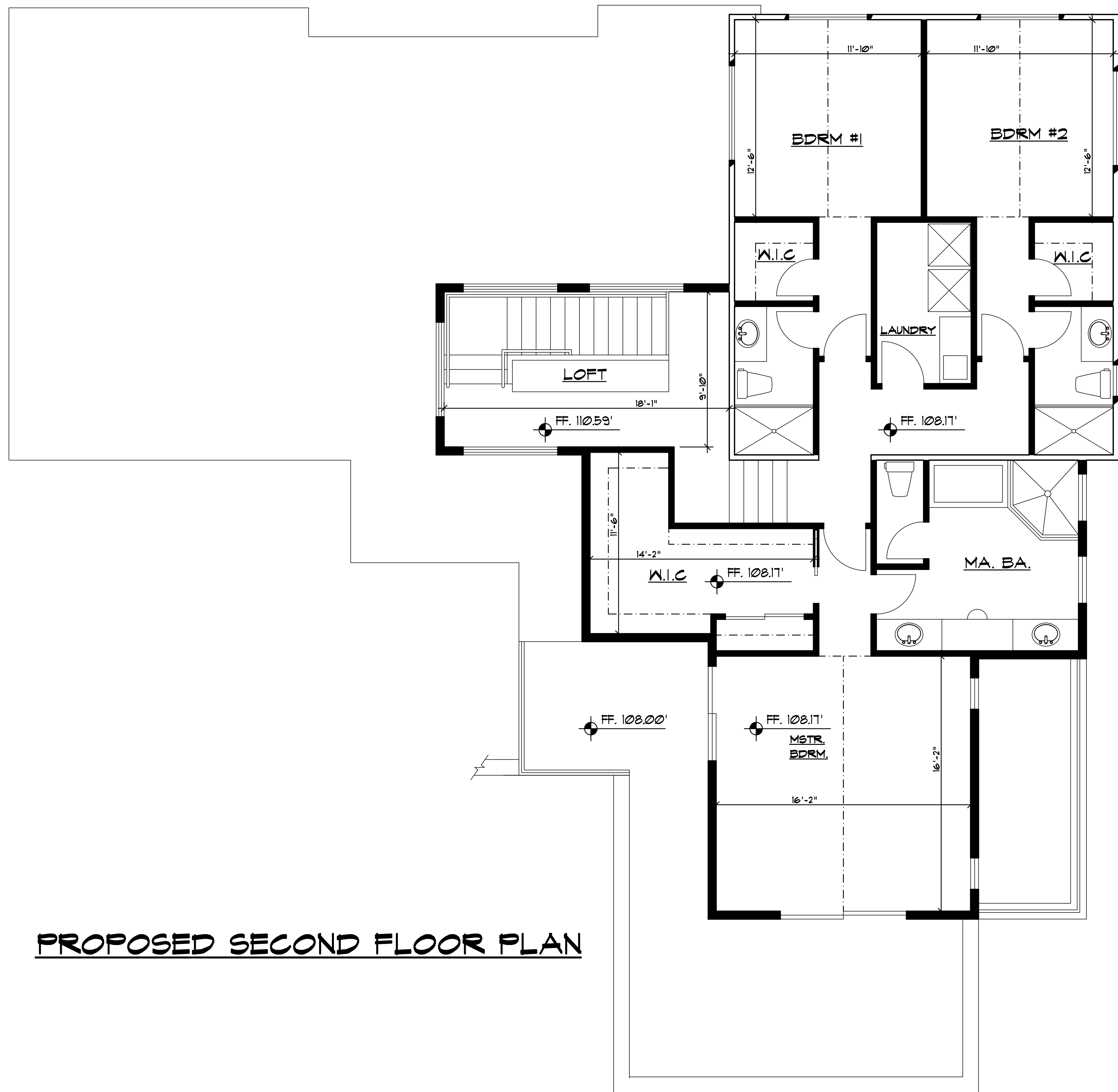
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PROPOSED FIRST FLOOR

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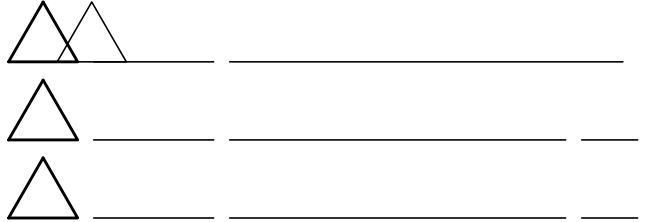


PROPOSED SECOND FLOOR PLAN

LEGEND

- (N) 2 X STUD WALL
- (E) 2 X STUD WALL
- SOFFIT, UPPER CABINET, BEAM ABOVE
- EXTERIOR ELEVATION
- BUILDING SECTION
- DETAIL REFERENCE

No. Date Description



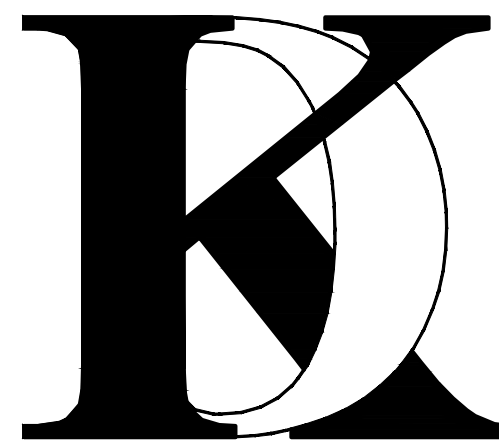
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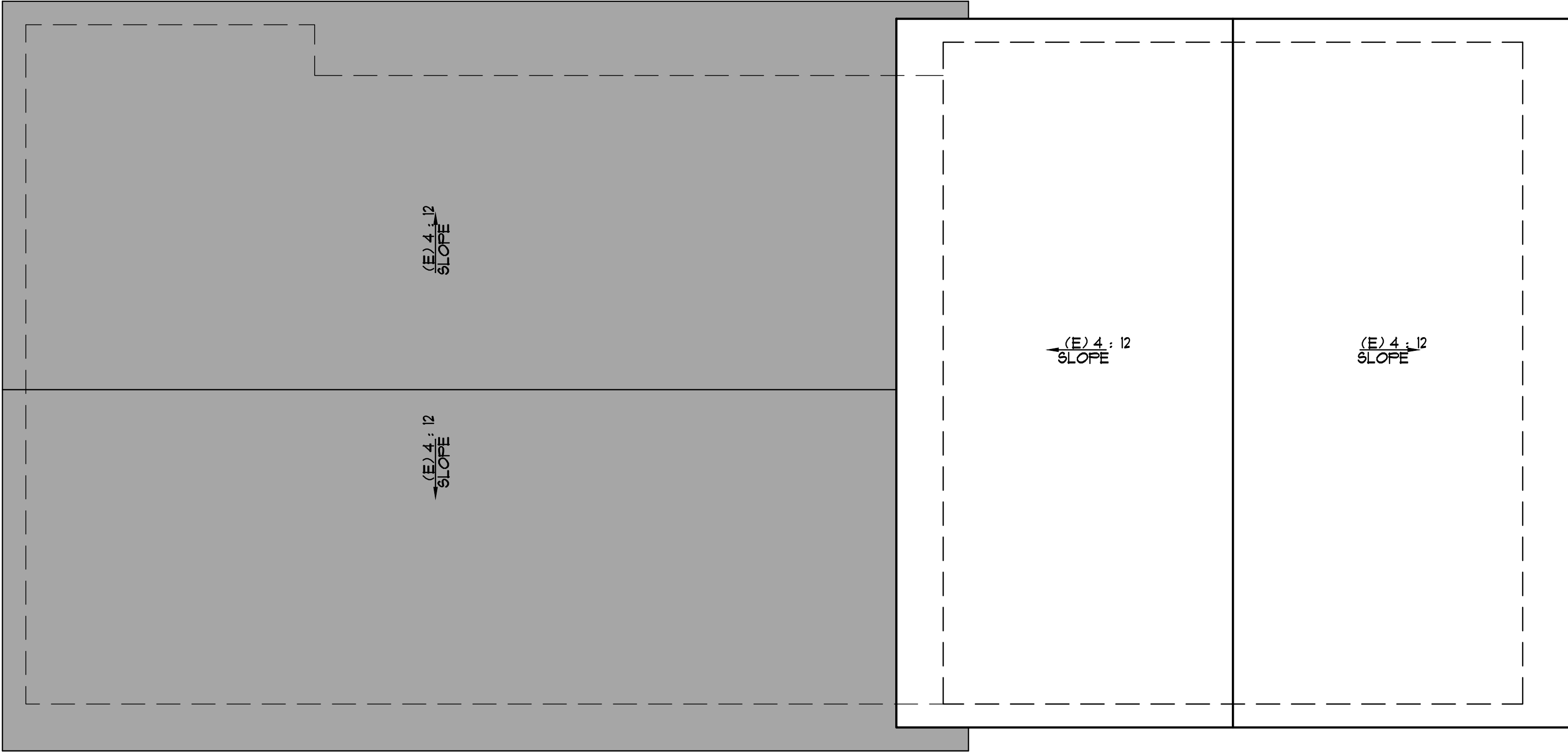
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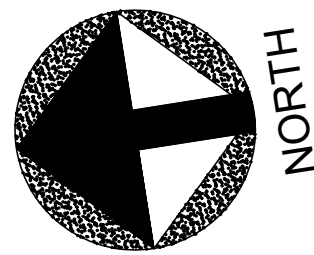
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Sheet No. :

A-2.3



EXISTING ROOF PLAN / DEMO PLAN



LEGEND

- EXISTING ROOF TO BE DEMOLISHED
- EXISTING ROOF TO REMAIN
- FOOTPRINT OF EXISTING BUILDING

No.	Date	Description
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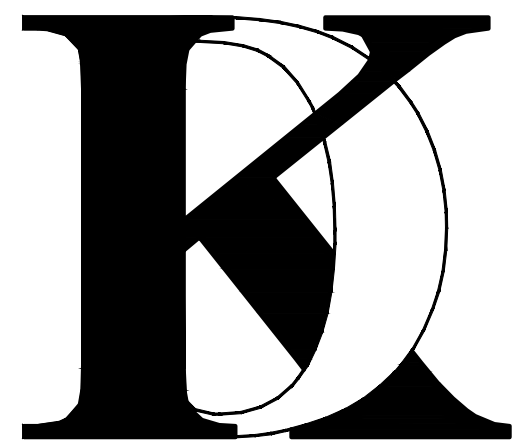
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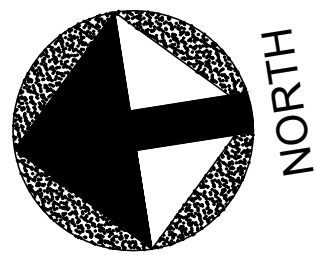
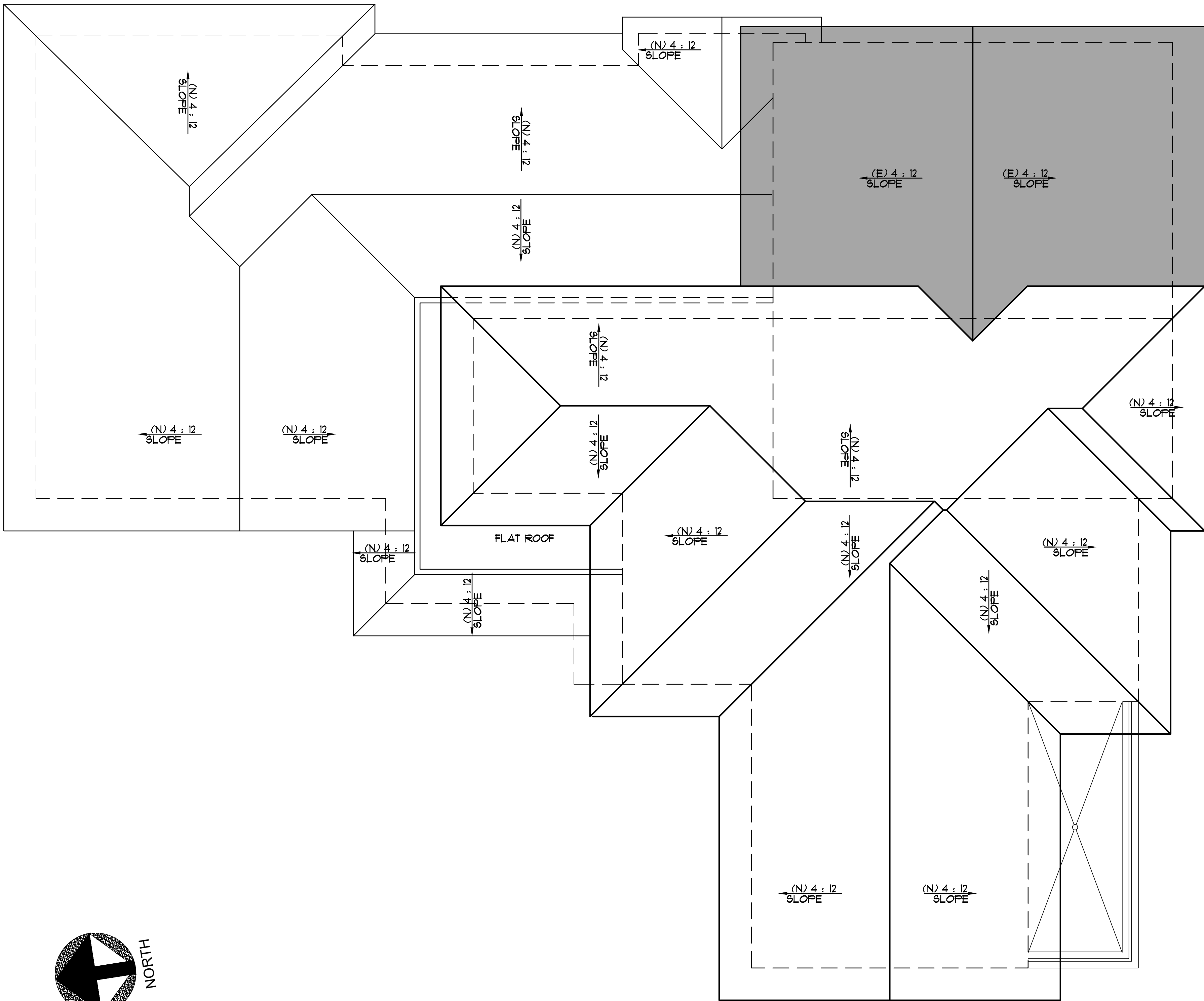
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EXISTING ROOF PLAN
PLAN / DEMO PLAN



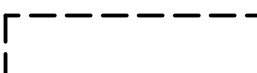
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A-3.0



PROPOSED ROOF PLAN

LEGEND

-  EXISTING ROOF TO REMAIN
-  NEW ROOF
-  FOOTPRINT OF EXISTING BUILDING

No.	Date	Description
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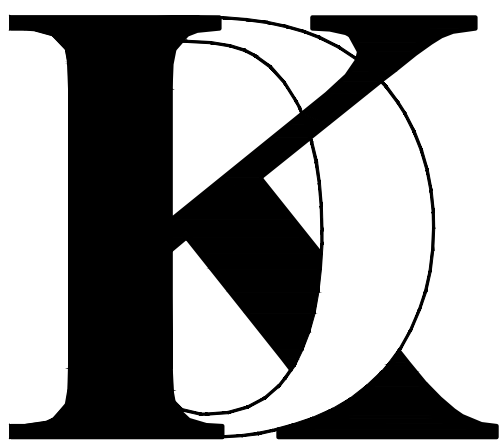
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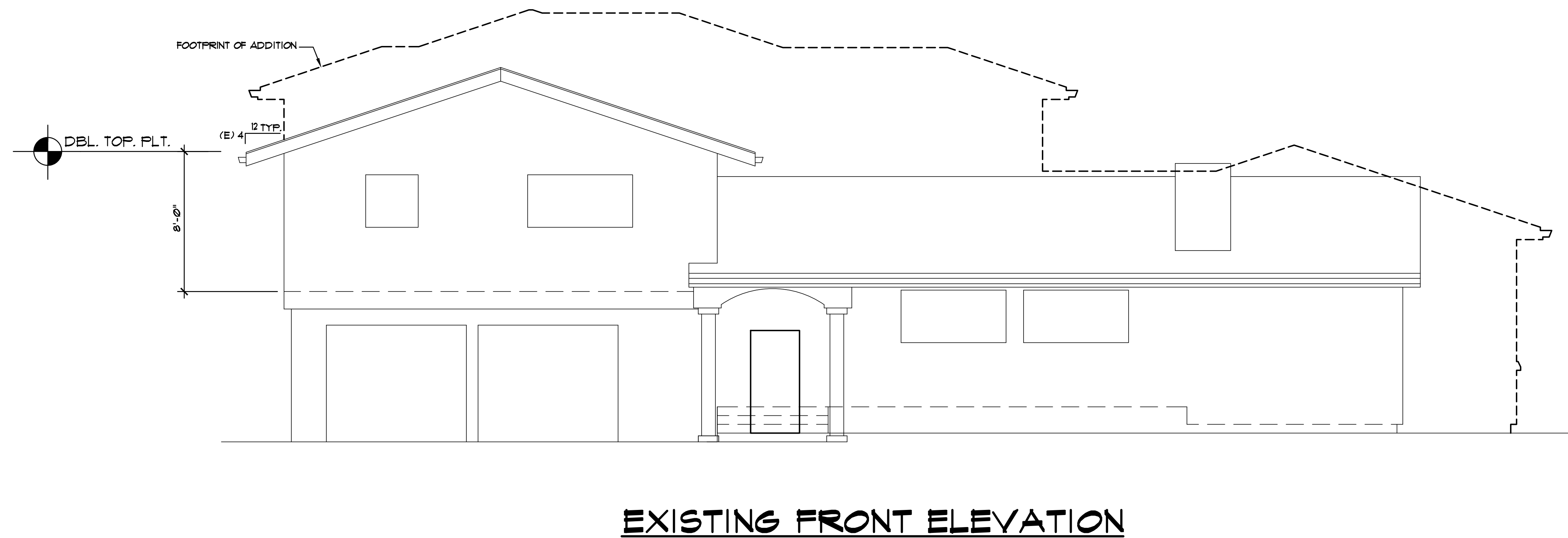
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PROPOSED ROOF PLAN

Sheet No. :

A-3.1



No. Date Description

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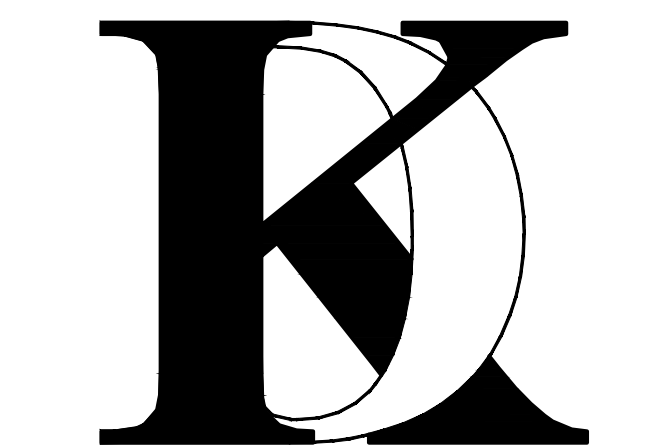
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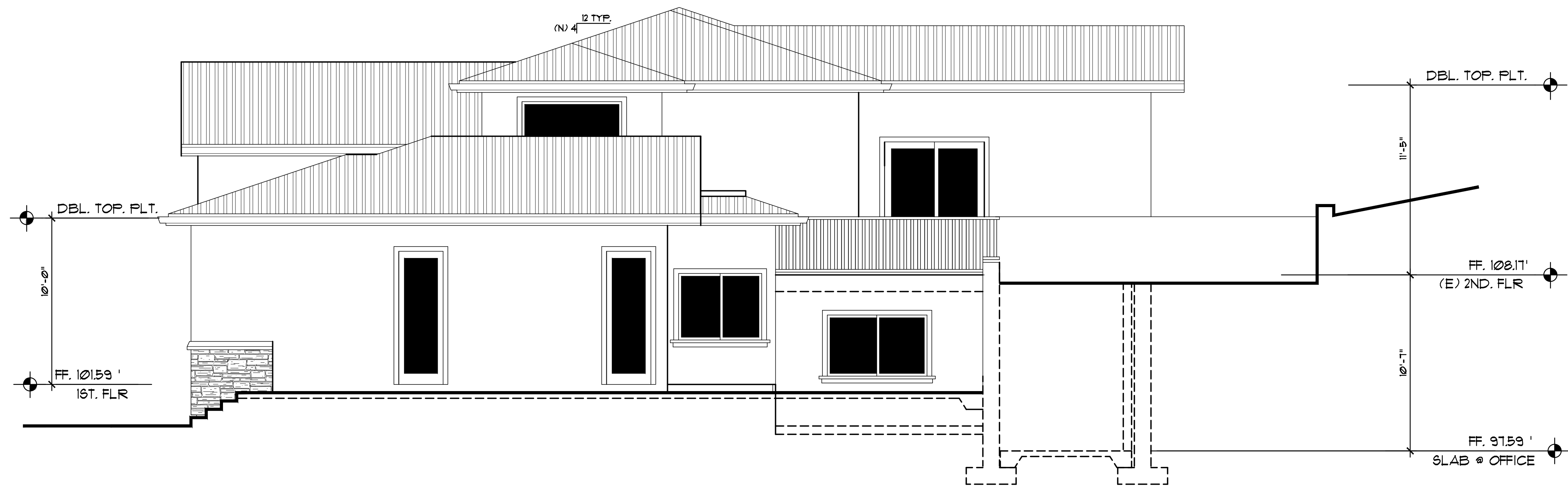
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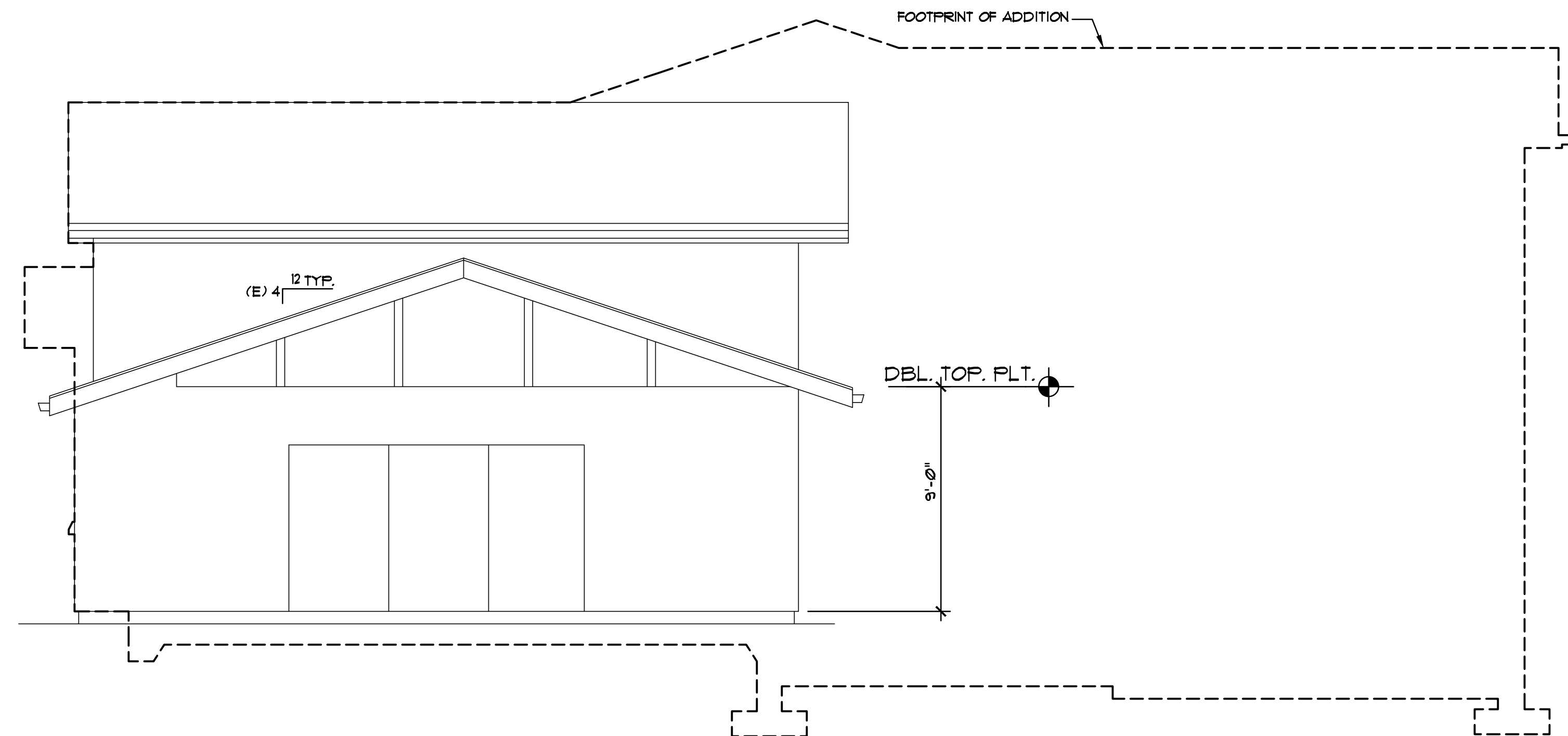
EXTERIOR
ELEVATION

Sheet No. :

A-4.0



PROPOSED RIGHT SIDE ELEVATION



EXISTING RIGHT SIDE ELEVATION

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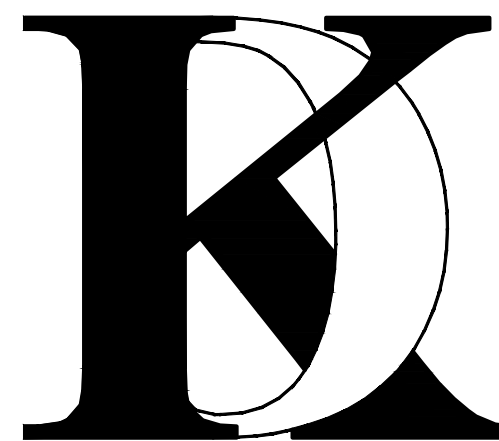
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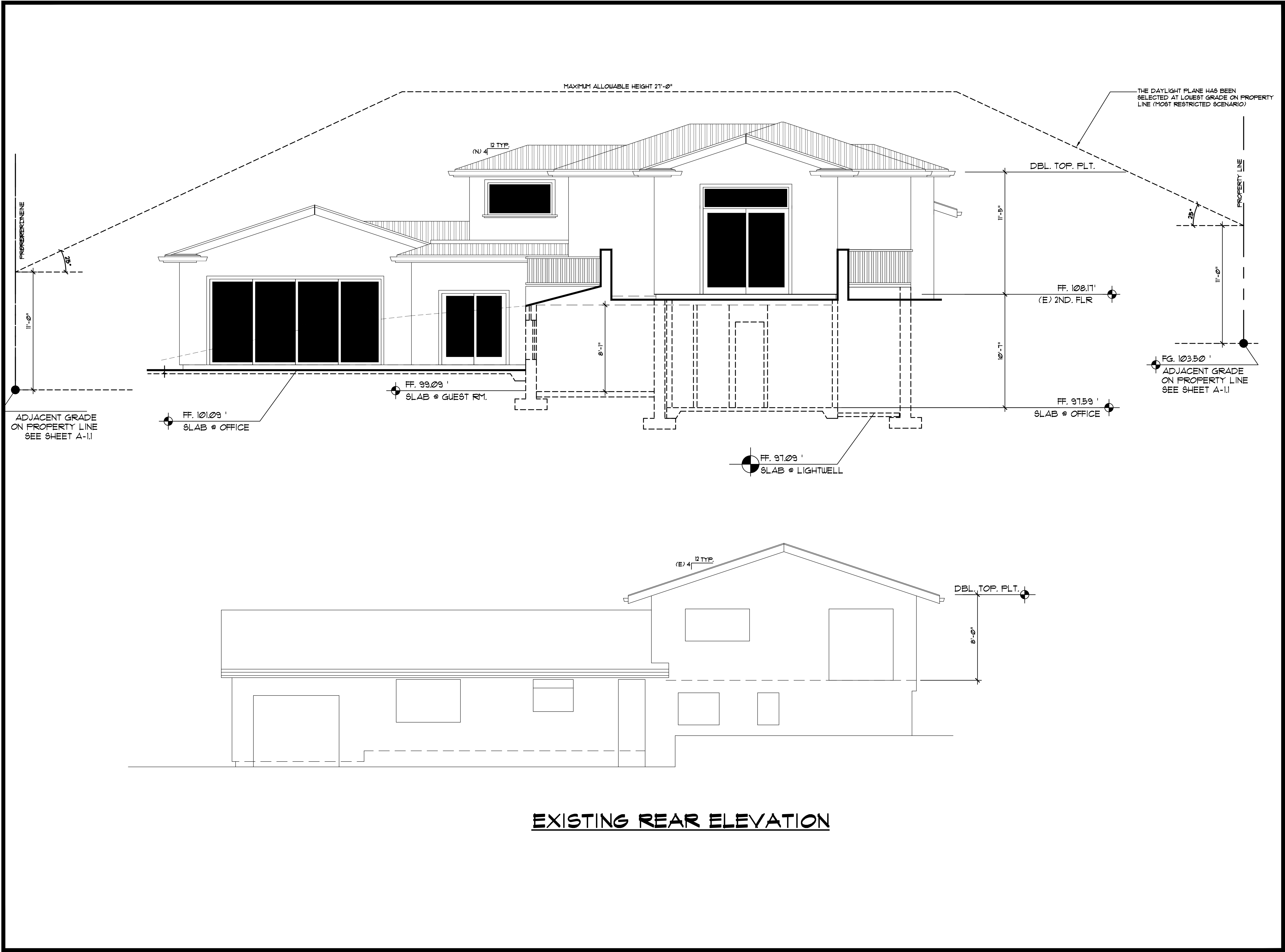
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EXTERIOR
ELEVATION

Sheet No. :

A-4.1



No. Date Description

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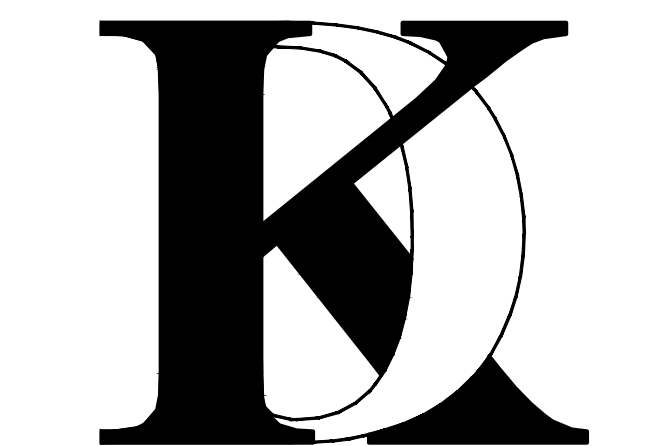
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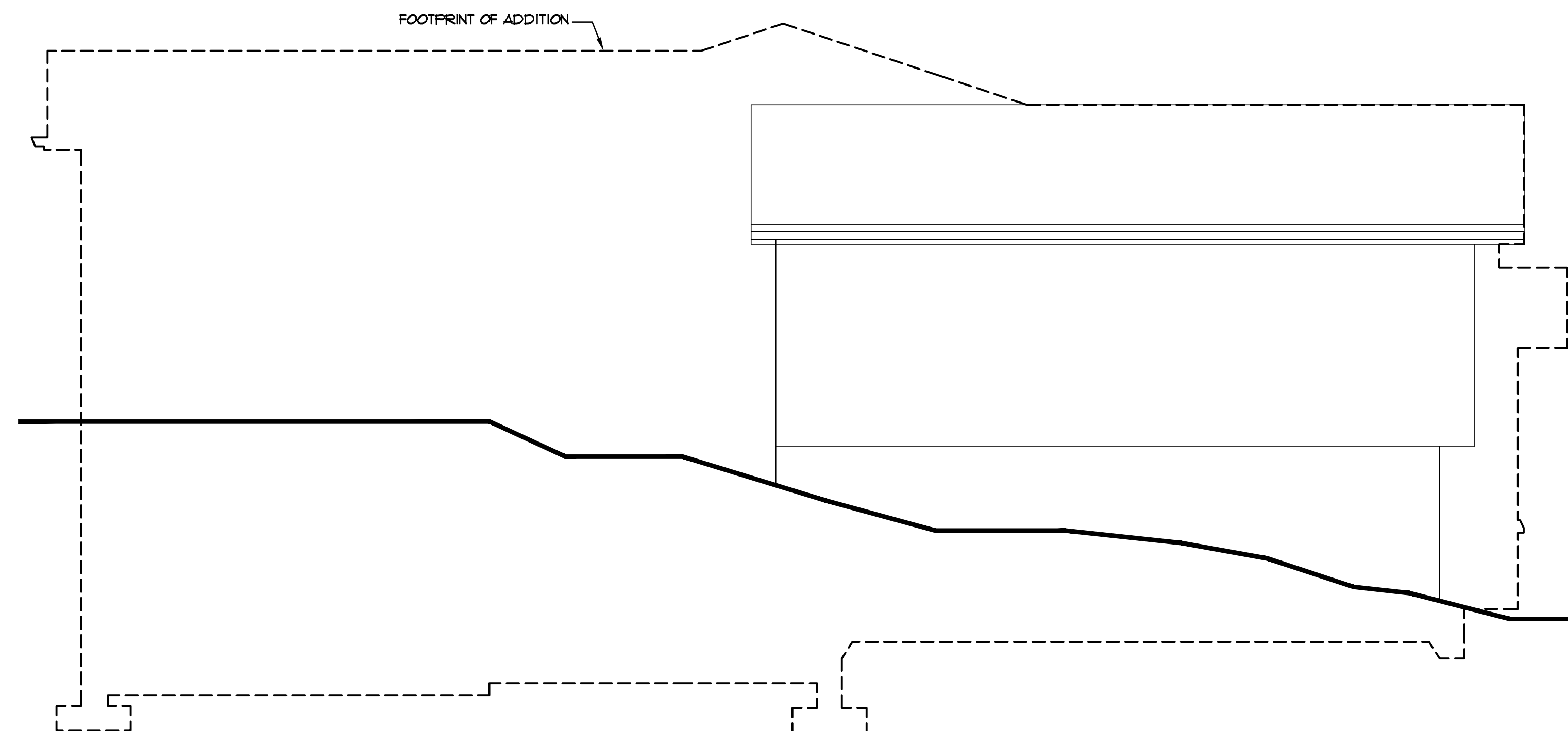
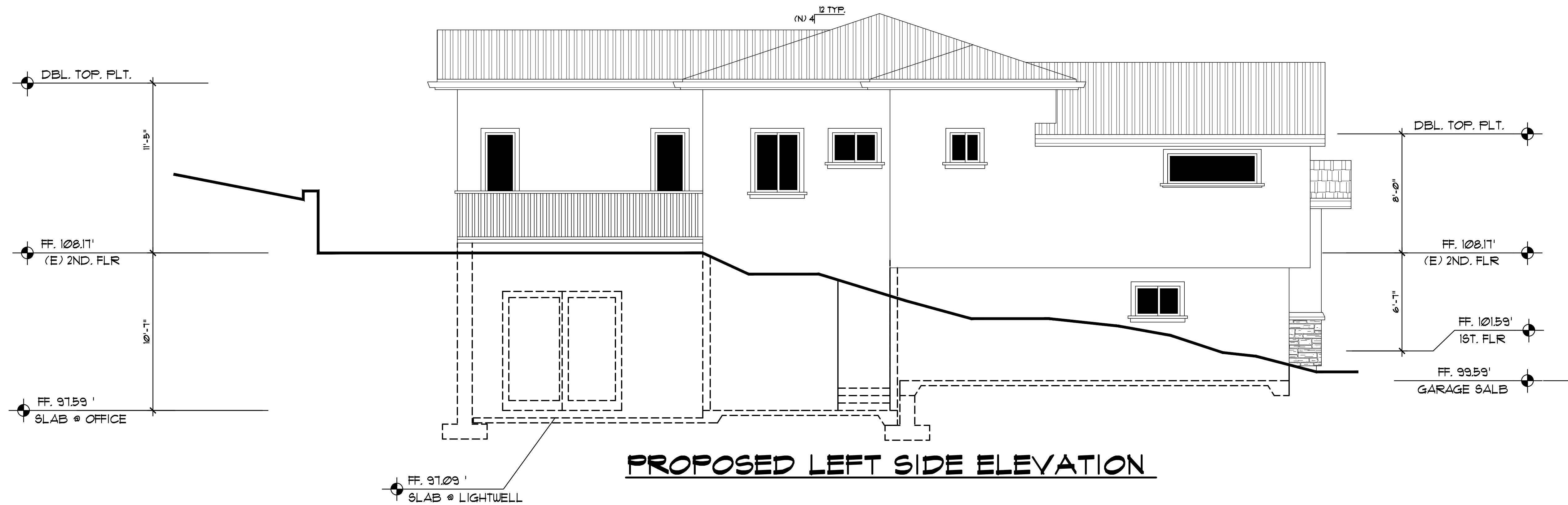
Signature :

Sheet Title :

EXTERIOR
ELEVATION

Sheet No. :

A-4.2



No. Date Description

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Client :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

Project :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA



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Phone (408) 888-6662
farnaz@khadivdesign.com

KHADIV-DESIGN

Date: 12-07-20
Scale: 1/4"=1'-0"
Drawn By : FK

Job No: 2020.11

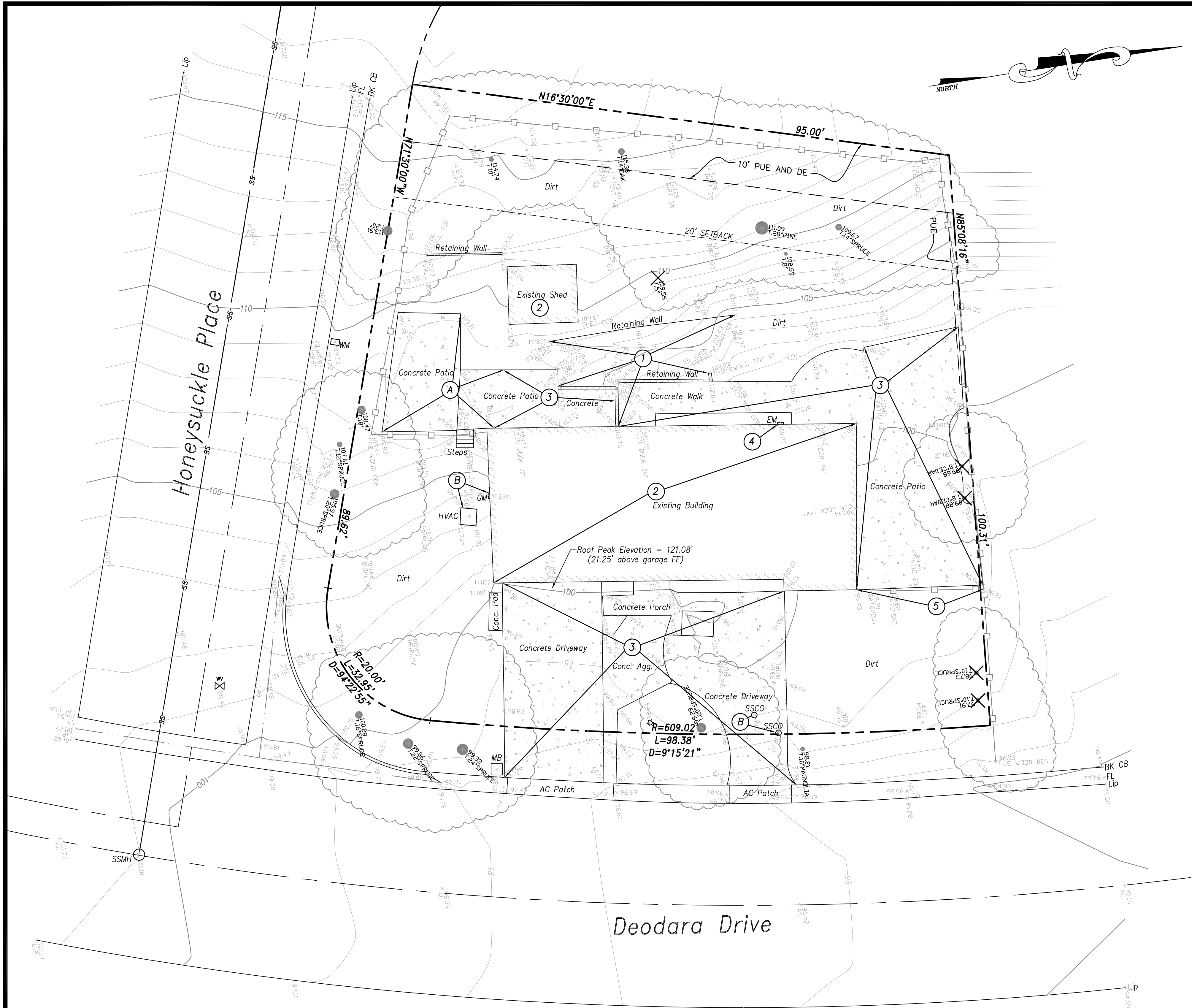
Signature :

Sheet Title :

EXTERIOR
ELEVATION

Sheet No. :

A-4.3



DEMOLITION LEGEND

- PL FENCE
- EXISTING TREE w/ DBH
- ✕ EXISTING TREE TO BE REMOVED
- ⓧ EXISTING GRADE ELEVATION
- ⓧ EXISTING CONTOUR w/ ELEVATION
- ⓧ TREE PROTECTION ZONE

ABBREVIATIONS

- ASPH. ASPHALT
- CONC. CONCRETE
- EP EDGE OF PAVEMENT
- EX EXISTING
- GM GAS METER
- MB MAIL BOX
- SSCO SANITARY SEWER CLEAN-OUT
- WM WATER METER
- WV WATER VALVE
- JP JOINT POLE
- TPZ TREE PROTECTION ZONE

DEMOLITION NOTES:

- CONTRACTOR SHALL OBTAIN A DEMOLITION PERMIT FROM THE CITY OF LOS ALTOS BUILDING DEPARTMENT PRIOR TO START OF DEMOLITION.
- THE PROPERTY LINE SHALL BE THE LIMITS OF DEMOLITION UNDER THE GRADING PERMIT. DEMOLITION WITHIN CITY RIGHT-OF-WAY SHALL BE DONE UNDER AN ENCROACHMENT PERMIT WITH THE CITY OF LOS ALTOS.
- CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTIONS WITH THE RESPECTIVE UTILITY AGENCIES PRIOR TO START OF DEMOLITION ON THE SITE.
- UTILITIES TO BE ABANDONED WITHIN THE AREAS OF PROPOSED IMPROVEMENTS SHALL BE REMOVED IN THEIR ENTIRETY OR ABANDONED IN PLACE PER RECOMMENDATIONS IN THE PROJECT SOILS REPORT.

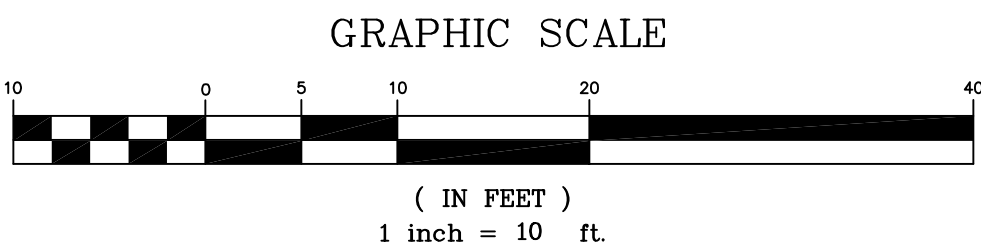
REMOVAL NOTES

- 1 REMOVE EXISTING RETAINING WALL
- 2 REMOVE EXISTING BUILDING
- 3 REMOVE EXISTING CONCRETE
- 4 REMOVE EXISTING UTILITY
- 5 REMOVE EXISTING FENCE

PROTECTION NOTES

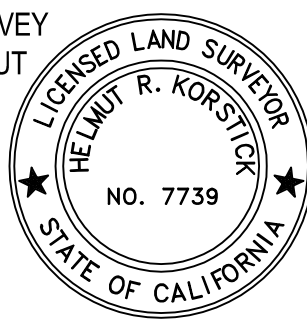
- A PROTECT EXISTING CONCRETE
- B PROTECT EXISTING UTILITY

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GROSS LOT AREA = 11,374 SQ. FT. (0.2611 ACRES)

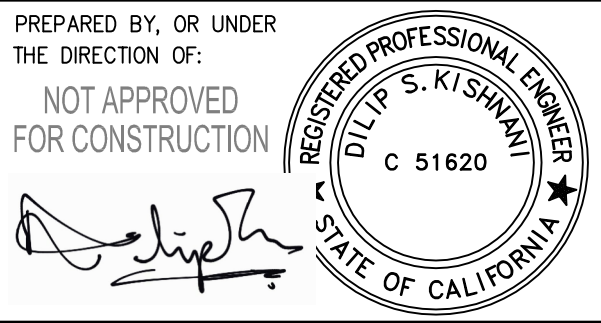
BOUNDARY: BOUNDARY BASED UPON FIELD SURVEY PERFORMED BY OR UNDER DIRECTION OF HELMUT KORSTICK, PLS 7739.



VERTICAL DATUM: HELD ASSUMED ELEVATION OF 100.00' AT THE EXISTING FINISHED FLOOR AT ENTRY DOOR.

BASIS OF BEARINGS: S 71°30'00" E ALONG THE MONUMENT LINE OF HONEYSUCKLE DR. AS SHOWN ON THE MAP OF TRACT 1543, BOOK 66 OF MAPS PAGES 2-3, S.C.C.R.

DATE: MAY 27, 2021					
SCALE: AS NOTED					
DRAWN: DSK					
DESIGNED: DSK					
ENGINEER: DSK					
MANAGER: DSK					
NO.	BY	DATE	REVISIONS	CITY APPR	



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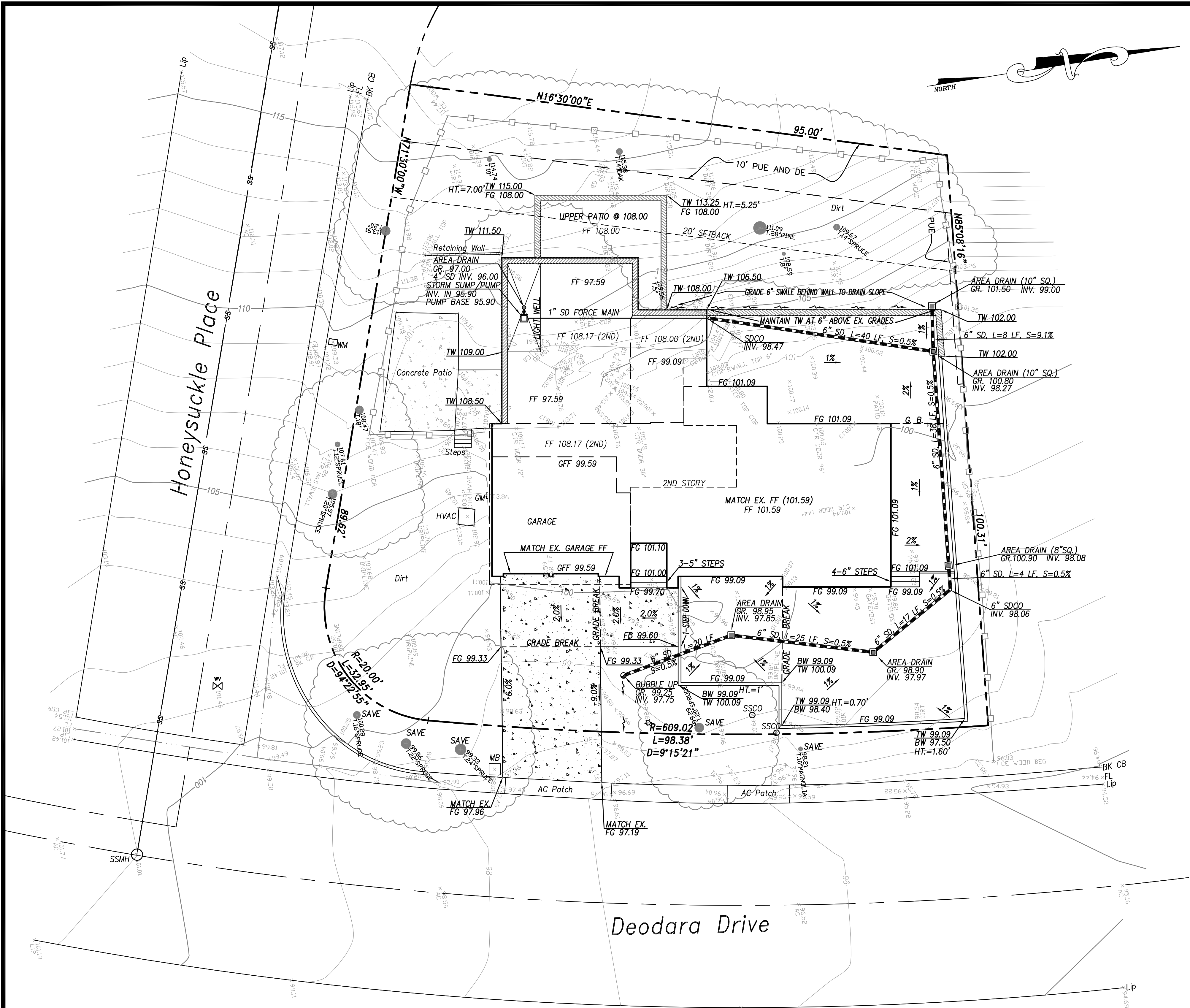
APN: 342-02-049 2256 DEODARA DRIVE

EXISTING CONDITION MAP & DEMOLITION PLAN

CITY OF LOS ALTOS SANTA CLARA COUNTY CALIFORNIA

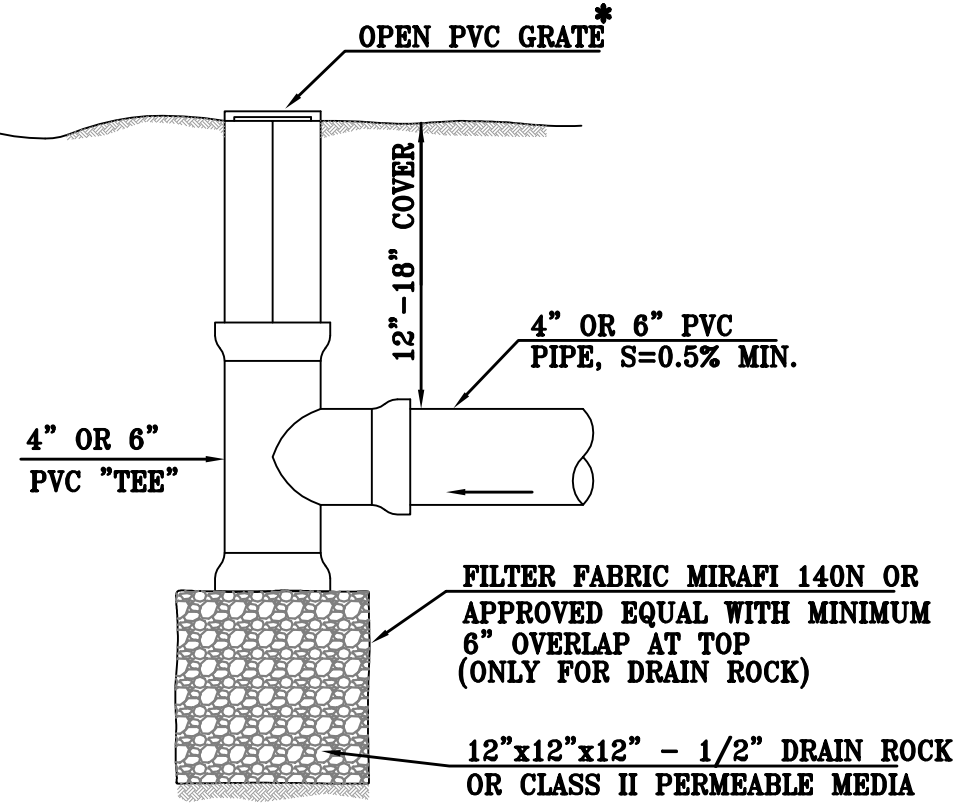
SHEET NO.
C1
OF 2 SHEETS
JOB NO.
2020-475

PRINTED: MAY 27, 2021



GRADING NOTES:

1. SITE GRADING & EXCAVATIONS SHALL ADHERE TO ALL RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL REPORT.
2. ALL GRADES SHOWN ARE FINISHED GRADES, UNLESS OTHERWISE NOTED.
3. ALL CUT AND FILL SLOPES AT THE BOUNDARY LINES SHALL BE CONSTRUCTED IN SUCH A MANNER THAT ADJACENT FENCES WILL NOT BE DAMAGED. GRADING SHALL CONFORM AT BOUNDARY LINES.
4. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES OVER FIVE FEET IN HEIGHT SHALL BE PLANTED WITH SUITABLE GROUND COVER.
5. DURING GRADING OPERATIONS, THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES BOTH ON-SITE. STREETS SHALL BE SWEEPED PER REQUIREMENTS SPECIFIED IN BLUEPRINT FOR CLEAN BAY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF SAID GRADING QUANTITIES PRIOR TO THE START OF THE GRADING OPERATION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLY MATERIAL FOR DEFICIENCIES TO BRING PAVEMENT OR LOTS TO REQUIRED GRADE. CLARIFICATION OF GRADING SHALL BE DONE BY THE ENGINEER.
7. THE PROPERTY OWNER IS RESPONSIBLE FOR THE REPAIR AND/OR REPLACEMENT OF ANY DAMAGED EXISTING IMPROVEMENTS WITHIN THE PUBLIC STREET RIGHT OF WAY.
8. WASTEWATER GENERATED DURING CONSTRUCTION SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. THIS INCLUDES WASTE FROM PAINTING, SAWCUTTING, CONCRETE WORK, ETC. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO ELIMINATE DISCHARGES TO THE STORM DRAIN SYSTEM AND, IF NECESSARY, PROVIDE AN AREA FOR ON-SITE WASHING ACTIVITIES DURING CONSTRUCTION. MATERIALS WHICH COULD CONTAMINATE STORM RUNOFF SHALL BE STORED IN AREAS WHICH ARE DESIGNED TO PREVENT EXPOSURE TO RAINFALL AND TO NOT ALLOW STORM WATER TO RUN ONTO THE AREA.
9. FLUSHING OF STREETS/PARKING LOTS TO REMOVE DIRT AND CONSTRUCTION DEBRIS IS PROHIBITED UNLESS PROPER SEDIMENT CONTROLS ARE USED. AREAS REQUIRING CLEANING SHOULD BE SWEEPED.
10. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND REPLACED BY SELECT BACKFILL MATERIAL AS NEEDED.
11. WHERE ABANDONED UNDERGROUND STRUCTURES ARE ENCOUNTERED IN THE STREET AREAS, REMOVE TO SUFFICIENT DEPTH TO ALLOW UNDERGROUND LINES TO CROSS, BACKFILL AND COMPACT DURING ROUGH GRADING. THE INSPECTOR MAY REQUIRE FURTHER WORK TO BE DONE IF VISUAL INSPECTION INDICATES SO DURING CONSTRUCTION.
12. PRIOR TO ANY GRADING, DEMOLITION OF THE SITE SHOULD BE COMPLETED. DEMOLITION SHOULD INCLUDE THE COMPLETE REMOVAL OF ALL SURFACE AND SUBSURFACE STRUCTURES. IF ANY OF THE FOLLOWING ARE ENCOUNTERED: TREE ROOT SYSTEMS, CONCRETE, SEPTIC TANKS, GAS OR OIL TANKS, STORM INLETS, IRRIGATION PIPES, FOUNDATIONS, ASPHALT, DEBRIS AND TRASH, THESE SHOULD ALSO BE REMOVED, WITH THE EXCEPTION OF ITEMS SPECIFIED BY THE OWNER FOR SALVAGE.
13. ALL ONSITE STORM DRAIN INLETS SHALL BE INSTALLED WITH "NO DUMPING DRAINS TO BAY" STENCILS.
14. EARTHWORK QUANTITIES SHOWN ON THESE PLANS ARE APPROXIMATE ESTIMATED QUANTITIES AND ARE FURNISHED FOR THE CITY'S INFORMATION ONLY. THE ACTUAL AMOUNT MAY VARY DEPENDING ON COMPACTION, CONSOLIDATION, STRIPPING AND THE CONTRACTOR'S METHOD OF OPERATION.



* USE FLAT TOP GRATES FOR LAWN AREAS AND DOMED OR ATRIUM GRATES WHERE MOWING OR TRIPPING IS NOT OF CONCERN & CAST IRON GRATES IN PARKING AREAS.

BUBBLE UP DETAIL
NOT TO SCALE

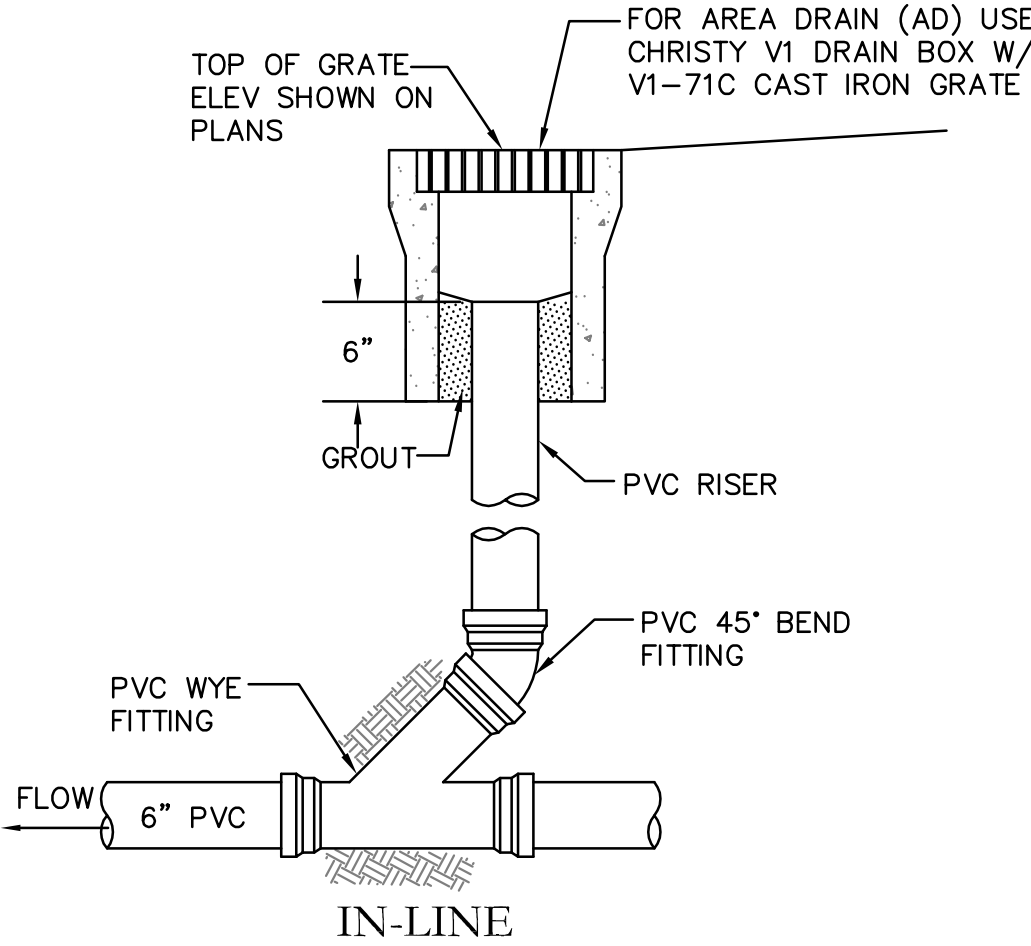
EARTHWORK SUMMARY

MEASURED RAW CUT :	404 CY
MEASURED RAW FILL :	8 CY

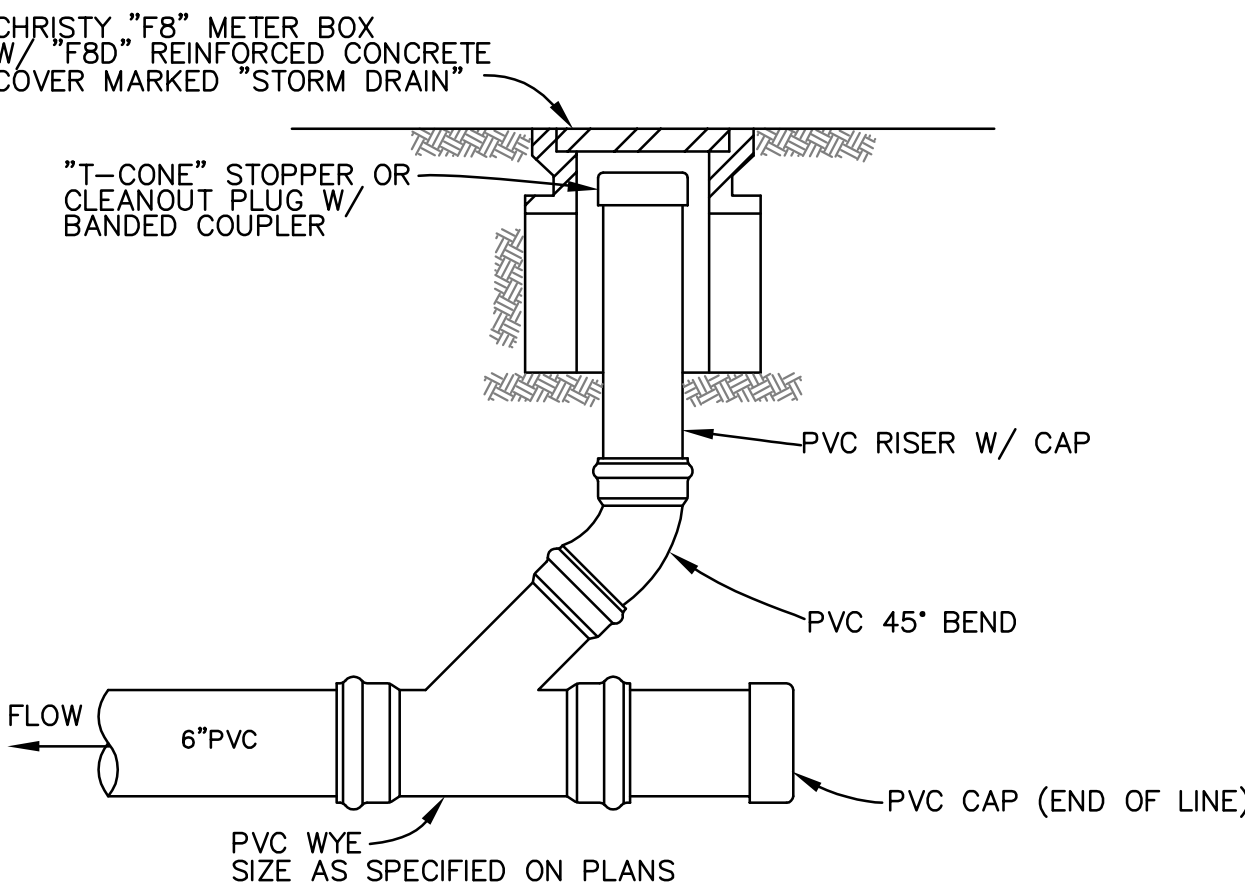
ESTIMATED EXPORT: 396 CY

EARTHWORK QUANTITIES SHOWN HEREON ARE APPROXIMATE ONLY FOR ESTABLISHMENT OF FEES. CONTRACTORS SHALL BASE BID AND OR CONTRACT AMOUNTS UPON THEIR OWN EARTHWORK ESTIMATES FOR COMPLETION OF THE WORK SHOWN HEREON, NOT ON THE QUANTITIES SHOWN ABOVE.

NO ADJUSTMENTS HAVE BEEN APPLIED FOR SHRINK OR SWELL.

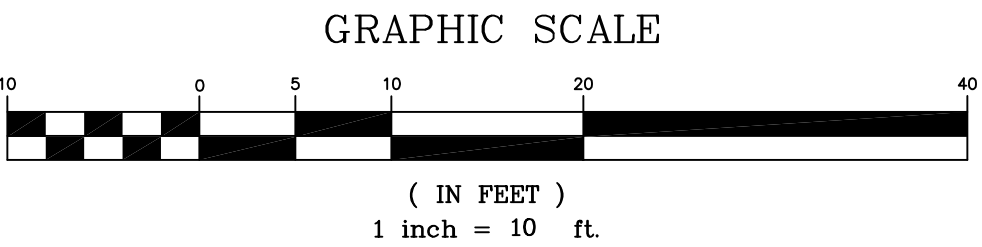


AREA DRAIN - DETAIL
NOT TO SCALE



STORM DRAIN CLEANOUT
NOT TO SCALE

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NO.	BY	DATE	REVISIONS	CITY APPR	

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LOS ALTOS, CA 94024

APN: 342-02-049

PRELIMINARY GRADING & DRAINAGE PLAN

CITY OF LOS ALTOS

SANTA CLARA COUNTY

CALIFORNIA

2256 DEODARA DRIVE

SHEET NO.

C2

OF 2 SHEETS

JOB NO.

2020-475

PRINTED: MAY 27, 2021